

Benjamin Crossing Homeowners Association

www.benjamincrossing.com

C/O Hart Consulting Inc.

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2024 Annual Meeting Tuesday, April 30, 2024 Minutes

Attendance: 17 lots in person and 2 by proxy.

The meeting was called to order at 7:00 P.M. by Chris Chapman, President at the Wea Recreation Center.

Introduction of HOA Board: All board members introduced themselves.

Review 2023 Annual Meeting Minutes: Approved as written.

Financial Report: Leo Klemme, Treasurer, presented the financial report. The 2023 year end Income & Expense were reviewed. All is as expected. The reserve total is approximately \$221,401. The Reserve funds are in various CD's and money markets earning interest. The Flock camera system was installed in 2023 and required a 2 year commitment. Dye was also added to the ponds in 2023 to help with water quality, this will be done in 2024 and is budgeted for as well as fountain repairs. The HOA owned website was renewed for a 5 year term which added to the admin expense for 2023. The attorney is doing a great job with collections. The 2024 Budget was reviewed and approved.

Election of Directors to the Board: There was a call for nominations from the Floor for board members. There are 2 vacant board seats. Caleb Stead resigned from the board over the winter, and Kirsten Koontz is moving out of the neighborhood. We thank them for their service to the neighborhood. Jeanne Silva & Laura Willoughby have volunteered to serve on the board. Welcome to the board!

Completed & Future Projects Discussion: The main focus of projects over the past few years has been clean up of the common areas, parks, ponds, and landscaping. The goal is to maintain what is in place before adding new expenses. The flock camera system was installed in 2023 and is a 2 year contract (thru July 2025). This was in response to 2 separate shootings that occurred in the summer of 2023. Members were unanimously in favor of continuing the flock system in 2025. Dye was and will continue to be added to the ponds for quality and aesthetics. There was some major tree work in Oakley park in 2023. The board will continue pursuing options for the playground equipment, which will be done in phases. Caleb was spearheading this project before leaving the board.

General Discussion: The garage sale will be held June 7-8th. Members expressed the desire to petition the county for a speed bump at Margesson & Doten. The process of a violation notice was explained to members, 2 notices (14 days apart) have to be sent before legal action can be taken. The process is slow. Members asked about social media and why the board did not provide information on Facebook. It was explained it is not the HOA or board responsibility to monitor, maintain or mediate social media. For HOA information, members are directed to the HOA website: www.benjamincrossing.com.

The meeting was adjourned at 8:10 P.M.

Respectfully submitted, Macy Hart — Hart Consulting Inc.