

Regular Monthly Meeting – Executive Body 2019, December 8th Sunday – Corporate Minutes

Attending Officers: President – Mike Thomas, Vice-President – Brian Bonebrake, Treasurer – Quinn Gregg
Members-at-Large: Norma Sollman, Paul Hinson

Attending Residents: Cheryl Edmondson, Linda Calcote, Steve Scheerer, John and Karen Spotswood,
Brian Cheney

Call to Order: 7:00 pm

_Financial Updates –

Checking \$5,245, Money Market \$17,306, Assessment Checking \$100,153

Current expense summary was reviewed, YTD expenses were at \$136,616 (\$50k pool reno payment)

215 of 261 homes paid everything (82%); roughly 87% on 2019 annual dues

30 homes over \$1000 owed (down 2 from Nov)

_Pool –

Materials needed were ordered by NPM and pictures will be posted to Facebook as work progresses.

_Lawn Care / Greenway –

No notable updates.

_2020 Budget –

The proposed budget for 2020 was brought to the group for discussion and possible modification. For revenue, the numbers are much the same as last year but the expenses have risen for this coming year, leaving the budget at a deficit of \$17,370 as it was presented. Our largest expenses remain the pool and greenway care and there was discussion on all the line items in terms of being able to either shift money around or cut particular items. The pool contract is increasing 14% this year coming out of a 3-year contract and the greenway care is also anticipated to rise a bit per cut. There was a brief talk about the number of cuts and possible other mowers, but in the end the service and price we get from our current provider is very good. We did check to see based on previous year's cuts if we can possibly pre-pay more of them for a lower rate and Mike T will propose that to Cory. It was also brought up that we should try to lock in the pool rate for another 3 years, if possible, and Mike T will also propose that to Wes. As it stands, we will likely utilize most of our capital/money market account for operations in 2020. There was a brief look at a potential 2021 budget that included the annual dues increase and we are still projected to run a small deficit even if that passes. There was conversation of bringing this fact and the budget numbers to the larger group at January's annual meeting. Ultimately, it was moved and seconded to accept the original deficit budget without any modification and the motion passed unanimously.

_Open Discussion -

Newsletter update – these were stuffed and sent to residents.

Covenant updates – very little feedback online so far. We do have access to Holy Family on the evening of January 26th for the meeting and the proxy/absentee forms were reviewed by the group to be printed and sent prior to Dec 26th (they were put in the mail on 12/22).

Meeting adjourned at 9:32pm.