

January HOA Meeting Minutes
January 10, 2021

Happy New Year to Everyone

Those in attendance: Officers: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell.

8 Board members and Residents were also in attendance.

Our meeting was conducted on Zoom due to COVID-19.

The meeting was called to order by President Mike Thomas at 7:07pm.

Financial Update

- Checking Total: \$28,172
- MM Total: \$53,344
- Assessment Checking Total: \$54,217
- Expenses YTD:
- Overall Receivables: 102 homes paid for 2021 dues already (40%)

\$36,000 was moved from checking to the Money Market account.

There have been no expenses for January 2021 besides utilities.

102 homes have already paid their HOA dues for 2021. (42%)

A dues reminder will be sent out so that residents may get their dues paid before late fees begin after the due date.

- 2021 Budget Review
 - Review 2021 anticipated shortfall and talk about an annual due increase.

Budget Breakdown:

Revenue – 90 % of homes paying dues.

Clubhouse rental

Swim Team

This would bring in \$85,000.00.

Expenses: \$103,320.00 (the budget breakdown of the budget is posted on the website.

This is a shortfall of -\$17,820.00.

If all houses paid \$395.85, per house, we would just break even.

Discussion followed, with several ideas from board members.

The proposal for dues increases was made:

\$75 increase in 2022 to \$425.00

\$75 increase in 2024 to \$500.

2025 dues will be \$500 dollars a year. This would cover expenses, as prices for services and utilities will continue to rise and hopefully another increase would not be required for several years.

This would also make our HOA fees comparable to the other HOA fees in surrounding neighborhoods, many of which are higher than the proposed \$500.00 and offer fewer amenities.

The proposal will be finalized at the February meeting. Voting on the proposal will take place at Pool Key pickup this spring.

Please attend the February meeting to voice your opinion, the meeting will be held on Zoom.

- Pool
 - Pool covers are on and we will review the remaining smaller punch-list items with Wes in the spring.
 - Confirm final decision on pool operations contract for 2021 and go forward plan.
 - Need to reach out to swim team to see what their plans/thoughts are for 2021.

The pool covers are on both pools. There is a small amount of painting to finish and a few other items before the pool opens in the spring.

We will stay with Northland Pool this season as they hold all the warranties. At the end of the season, we will obtain bids from both companies for the 2022 season.

- Lawn Care / Greenway
 - Confirm we are staying with Cory for mowing 2021 – pricing is staying the same.
 - Spillway cleanup – set spring date.

The date for the spillway cleanup is Saturday March 27.

Rick Head will contact the city to deliver the dumpster, confirm the date, and confirm what items can go into the dumpster.

- Clubhouse
 - Rentals YTD: expected to be slow in 2021 again.
 - Need to call roofer back about repair that does not seem to have worked and possibly someone to repair the interior ceiling.
 - Check on insurance claim to roof – Ox construction did the last roof re-do

- Shed Approvals
 - Talk briefly about the two proposals already submitted.

2 homes have submitted proposals for sheds to be built on their properties. Both residents submitted sizes and pictures of what they will build and where they will be located on their properties.

The 2 proposals were approved unanimously.

The document changes to the HOA Book will be signed and filed with the county.

Open Forum

- Christmas Light competition went very well.

Lindsey Mrowinski reported that the Christmas light competition went very well. Gift card prizes were donated by the Arbuckles.

Plans are being made to have Food Trucks at the Pool parking lot this spring, and hopefully cookouts at the pool. We hope this will get more residents involved with the neighborhood.

Having a Little Library in the neighborhood is on hold until spring. More information will be coming on this project.

Adjourn Meeting

With no further business, the Zoom meeting was adjourned at 8:55 pm.

Please join us for the February HOA Meeting, it will also be a Zoom Meeting.

Respectively Submitted,

Debbie Mitchell, Secretary