

## HOA Meeting Minutes

November 10, 2023

### Annual Meeting

The Annual Meeting was called to order by President Mike Thomas at 7:02pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell and 7 additional Board Members/Residents.

### Highlights from Tonight's Meeting

**Financial:** Funds were moved to checking to pay for final expenses for the year. For 2023, 90% of Homes have paid their HOA dues. Mike Thomas is working on past due liens.

**Pool:** Johnson Pool has provided us with a quote to operate the pool for the 2024 pool season. The motion was made to accept the contract and sign and deliver it back to Johnson Pool by December 1. The motion passed unanimously. We will be speaking with our CPA as to the proper way to handle paying the lifeguards as Johnson Pool will not be hiring or paying the lifeguards for the 2024 pool season.

**Lawn Care/Greenway:** The Lawn Company used 19 of the 20 scheduled cuts this season. We will use this cut to mow the leaves or roll it over to next season. If any other companies want to bid on doing Lawn Service for the 2024 season, your bid must be presented by December 15.

**Clubhouse/Tennis Courts:** Dennison Construction will wait until spring to oversee the damaged area at the tennis courts. Mike will also ask them about filling in a few more holes at the parking lot, replacing a wall in the baby pool, repaving the entire parking lot/concrete pad for dumpster.

**Social Events:** The Fall Festival was a big success, some last-minute changes had to be made because of the rainy weather. Adults were happy with the adult beverages. Thank You Shelby Maxwell for planning this event!

**Election of Officers:** Please read the agenda for the opening/expiring positions on the Executive Board and Board of Directors. The seven agreed to remain on the

board. Quinn Gregg nominated Robyn Dunlap for the Executive Board. With a show of hands vote, Robyn was elected to the Board unanimously. Two members, James Miller and Robyn Dunlap, will be serving one-year terms. This will even out the number of members that leave at the end of the year.

2024 Budget Review: Treasurer Quinn Gregg presented the 2024 Budget. It was reviewed, comments and suggestions were made. The budget was tabled until the December meeting where the Budget will be discussed again, any changes will be made, and it will be voted on.

No Fall Newsletters will be mailed out, it will be placed on the New Mark Facebook page. If you do not have access to Facebook, you may request a paper copy.

With no further business, the meeting was adjourned at 8:04pm.

Hope to see everyone at the December Meeting.

Respectfully submitted,

Debbie Mitchell, Secretary

Tonight's Agenda:

Financial Update

1. Checking Total: \$14,759
2. MM Total: \$39,097
3. Expenses YTD: \$153,324 (\$37k in improvements this year)
4. Overall Receivables:
  - o For 2023, 234/261 fully paid (90%)
  - o Mike T to review and add/remove liens and send delinquency letters (unanimous vote to do this in August – 2 types of letters)
5. Election of Officers (*can have 11 total exec board and 3-5 board of dirs.*)
  - a. Open/expiring positions – 7 executive board expiring (Brian/Quinn/Norma/James/Shelbi/Lindsay/Steve; 3 remain); at least 1 board of directors (Eliza/Cheryl expiring)
6. 2024 Budget Review

- a. Review 2024 anticipated budget
7. Pool
- o **Johnson has provided a quote for 2024 service without lifeguards at \$32k; Mike will run the numbers on lifeguard salaries for budgeting; need to approve this contract for 2024 for signature by 12/1**
  - o Old business: Mike can talk with the CPA about how to properly plan for us to do it ourselves on the financial side. Diving boards: bids to replace the boards will be worked in this off season with the plan to have them done before next Memorial Day.
8. Lawn Care / Greenway
- o Current # of cuts: 19 of 20 pre-paid
    - i. Oct-1; Sep-2; Aug-3; Jul-2; Jun-4; May-3; Apr-4
9. Clubhouse/Tennis Courts
- o Tennis court renovation update: plan is to spend a couple hundred dollars to oversee in the fall/spring and call it good. Mike talked with Dennison about filling a few more holes with asphalt as well as potentially submitting bids for replacing the baby pool wall and repaving the entire parking lot/concrete pad for the dumpster.
  - o Security system upgrade – Rick looking into bids.
10. Social Events
- o **The Fall Fest event went very well, especially considering the weather.**
11. Homes / Violations
- o Nothing currently

#### Open Forum

- **Speed humps** – we have 51 signatures and need 88 of the affected homes (117) to move to the next step; looking to have some board members go door to door to get the signatures.
- **Fall newsletter** – nearly completed for posting.

#### Adjourn Meeting