

Shiloh at Battle Creek
HOA Annual Meeting Minutes

February 7, 2024

- **Call to Order & Attendance –**

The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal and Gary Wright. The board accepted the previous meetings minutes.

- **Banking and Financials as of February 7, 2024**

Checking Account - \$14,886.93

Savings Account - \$6,878.15

Total Balance - \$21,765.08

- Banking & Financial Review for 2023

Gary and Ron provided the review of the HOA financials.

- Budget & Fiscal Outlook for 2024

The HOA should have about a \$4,000 surplus after all of the budgeted items are paid this year.

The HOA may take the one homeowner that has never paid their HOA dues to Small Claims Court to try and recoup the money that is owed to the HOA.

Greg Strange made a motion to approve the 2024 budget and Ron's wife seconded the motion. The budget was unanimously approved by all of the HOA members present at the meeting.

- Project Leader Reports (Architecture & Landscaping)

- HOA Fence project completion report

The fence cost approximately \$25,000 to replace and stain on both sides of it.

- Status of front entrance water ponding issue

We continue to work with the city for a final resolution on this issue. We want the city to install an underground culvert to divert the water under the street at the North Entrance on 51st Street.

- Re-visit discussion on island landscaping

We have a plan if we decide to replace any missing trees in the center islands throughout the neighborhood. Several homeowners stated that they would like the trees replaced.

A committee is being formed to determine what trees will be planted in the neighborhood. Doug Dejmal, Ken Hemm and Greg Strange will be the members of the committee.

- Covenant update report

- Homeowner Issues & Input

Greg Strange made the motion to raise the HOA dues to \$210 for 2025. All of the HOA members in attendance voted to accept the motion.

Greg Strange made a suggestion to include a form in the next dues mailing to solicit HOA members current email addresses.

- New Business

- Rules & Regulations discussion

Ron explained the forming of a committee to create rules and regulations for the neighborhood. These would be in addition to existing covenants.

- HOA “Officers” discussion

Ron explained how the HOA Board members election works.

- Nomination/Election of 2024 HOA Board

Ken Hemm made a motion to re-elect the existing board members for another year and Jeanie seconded. The existing board members were unanimously re-elected for 2024 by the HOA members present at the meeting.

- Other business

There was an informal show of hands to move the 2025 annual meeting to early March at 6pm.

Ron Grattopp, Steve Canada, Larry Stout, Robert Thomas and Chris Bearden will be on the new Rules and Regulations Committee.

Cindy moved to adjourn the meeting and Becky seconded it.

Ron Grattopp remains as the President for the HOA Board
Steve Canada has been made Senior Vice President for the HOA Board and Doug Dejmal is now the Vice President.
Jeff Bright will continue as the Secretary and Gary Wright will continue as the Treasurer.

- Next HOA Board Meeting – Tue, May 14, 2024