

Benjamin Crossing Homeowners Association

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Minutes 2023 Annual Meeting Wednesday, April 25, 2023

Attendance: 16 lots in person and 1 lot by proxy.

Meeting was called to order at 6:00pm at Innovation Church in Lafayette.

Introduction of HOA Board: Chris Chapman, Kirsten Koontz, Leo Klemme. Caleb Stead was absent.

The 2022 Annual Meeting Minutes were reviewed and approved.

Financial Report: The 2022 end of year income and expense report was provided and reviewed as well as the 2023 proposed budget. It was noted attorney collections have been very successful. In 2022 over \$33,800 was collected in past dues. The 2023 budget has the Village and Hallmark lots paying the same annual assessment of \$235 per lot. In prior years the Village lots have paid more as the Village lots have alleyways that are the HOA's responsibility to repair, maintain and provide snow removal. The board felt the reserve account status for the Village was adequate and decreased the 2023 annual assessment to \$235. The reserve accounts total \$202,651.86.

Election of Directors to the Board: There are currently 4 board members and 5 are allowed. A call for nominations from the floor was made. Sheila McKenzie volunteer to serve on the board. There were no other nominations. A call for a verbal vote was made, all those in attendance approved the re-election of Chris Chapman and election of Sheila Mckenzie to the board for a new 3 year term.

Completed & Future Projects Discussion: Previous years special projects have included: pond clean up, fountain installation, landscaping clean up and removal of dead and overgrown shrubs and trees. The board is looking to update the park equipment and will need to be done in phases. Cheryl reported she is working with the County to order and place new "no parking on mailbox side" signs.

General Discussion: Members asked if the tennis court could be turned back into a basketball court. Previously the basketball goals were removed as there were undesirable activities going on at the basketball court. A member asked if security cameras could be added. The board said this would be difficult to manage and monitor. It was noted the trail through Oakley park needs to be pruned for walking clearance. Members stated they thought the ponds could look nicer. Cheryl will look into adding a color dye for aesthetics. The community garage sale will be June 2 & 3.

The board thanked the members for attending and providing feedback. The meeting was adjourned at 7:03 pm.

Respectfully submitted, Cheryl Strong - Hart Consulting, Inc.