



## October Board Meeting Revised Minutes

December 3, 2021 7PM  
Online and In person

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order - 7:00PM

### Orders of Business

#### President

- Welcome to Owners in attendance -Henry Steinhager, Debbie Howard, Art Simms, Kenneth Romano, Mark and Betty Hoher, Jim Ruffing, Sandra Bourgeois, Carlton Albright, Craig Nediver, Matt Pfeil, Russell, the Haires, Keith Markuson, Dusty Cejka
- Thanks to all of our volunteers and to the board members for their hard work in 2021.

#### Secretary

- Approval of November Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. All board members were unanimously in favor. Minutes were approved.

#### Treasurer

- Treasurer's Report - Current month revenue collected was presented. \$600 in Transfer Fees and \$550 in Resale Certificates, \$124 past dues, \$180 from the Exercise group. Approximately 70 Owners still owe dues. Statements will go out in January 2022.
- Revenue was broken down on graphs — 31% Amenity Fee, adding the gate on our Irene property help increase this number. This will help with amenity maintenance cost, 25% Voluntary Special Assessments and donations, 24% Transfer and Resale Fees - over the last 2 years home/lands sales have increase, many new families have moved into our neighborhood, 17% is from our mandatory \$24 fee, as you can see this is not enough to maintain our community needs. Graph of Expenses - 32% Insurance - looking forward to settling ongoing lawsuit to shop for lower price, 27% special projects such as, residing the clubhouse, 23% are on maintaining and running the amenities, the remaining slices are utilities, taxes, events, administrative, and legal.
- Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.
- Projected Budget for 2022 - Our annual budgets revenue is in line with our 2021 revenues. We have a \$10.00 increase in the amenity Fee from \$125 to \$135 to help with increase in maintenance expenses, last year we had 138 members who participated in our Volunteer special assessment campaign. We are grateful for everyones generosity. These funds allow us to complete special projects, such as installing hardi plank on the clubhouse and painting. Every year we have a list of needed projects and have calculated the Voluntary special assessment amount based on the likelihood of the same number of participants.

### Committee Reports

- Maintenance Clubhouse was sided and painted, New gate on Irene, Clubhouse Refrigerator was replaced. Basketball goals were purchased and installed at the Irene property. James gave kudos to Brad that took the lead on the gate, Craig took the lead on the clubhouse, and Sandra located affordable goals. Also a shout out to Jack Catalina and Jim Mulligan for helping dispersing water during the freeze. We lost Jim this year. RIP.

- The pool is closed and being serviced once a month by the pool company throughout the winter months. The pool cover has been installed.
- Talked about resurfacing the basketball court for this coming year with volunteer labor to improve with a half court and two pickle-ball courts. It was decided that a professional company would be preferential. The price would be \$6,500 for 2022 and \$6,500 for 2023. This will be voted on in a future special meeting. Additional conversation about the pickle-ball court took place.
- The Irene property's driveway has washed out again. Carlton will take a look and advise.

#### Architectural

ACC had one approval and one pending. 2177 Colleen new build plans were approved.

- Notice to residents were mailed out with suspected lived in RVs. Those owners have responded.
- Jessica discussed 2 new laws passed in 2021 which took place September 2021.

Communication/Webmaster - Thanks to our Advertisers. We still have space online for advertisement, if anyone knows of someone interested have them contact us. Jacob Freeland has volunteered to help out the POA web-site this year.

Social - Two clubhouse rentals. Great turnout for National Night-out, Beverly stated many owners inquired about game night at the clubhouse during the NNO. Next year maybe game night can be started up again.

#### Old Business

- Internet at clubhouse for zooms, discussed for budget next year. The cost is too high for just holding the meetings once a month. It would be approximately \$700 to \$800. We will continue to use hotspots for next year's monthly meetings.

#### New Business

- Board positions - The following member will remain on the Board, Bob Mitchell - Vice President to complete the 2 year term. Jessica Cejka, Sherrell Romano will remain on the board, and Brad Mitchell will stay on for a one year extension. James Alderson, Patricia Buford, and Beverly Simms will step down after their 2 year term with additional time. Debbie Howard and Matt Pfeil will join the Board in 2022. The 2022 new board will decide which positions each serve as in the January 2022 meeting. There were 20 ballots returned by mail.
- Sandra Bourgeois motioned to accept the slate as it was presented, Beverley was a second. All in favor to select the slate as presented say I, no oppositions. The Slate is unanimously approved.
- If anyone else decides they would like to serve on the board, or on a committee, please let us know.
- Discussion of the 2022 budget. Beverly made a motion to accept the 2022 operating budget and the voluntary special assessment analysis. Sherrell made a second, and everyone in attendance was in favor. The motion is passed and the budget set.

#### Open Forum/Owner Discussion

- Questions and Conversation on pending lawsuit. Discussion on the Irene court property and how to make it more accessible and user friendly. Jim Ruffing complimented the current board on being able to raise revenue. He felt we needed to keep the successful formula.

Adjournment - 8:20PM