

Annual Meeting Minutes 2/3/2024

Meeting called to order 9:04 a.m.

No Quorum (94). Motion to adjourn – Eric David, 2nd Rick Thiemann

Meeting called to order 9:05 a.m.

No Quorum (47). Motion to adjourn – Eric David, 2nd Rodney Beasley

Meeting called to order 9:08 a.m.

Quorum reached.

Present: Eric David, Michele Elder, Britney Stadig

- Introduction of Advantage Gold.
- Review of 2023 Budget with an approximate Reserve balance of \$116,000. Explanation of where funds will be placed (kept in our current accounts & what will be held by A.G.)
- Last year's pool company quit. New companies are being looked at.
- Insurance company dropped us in December. We have found a new one. Same coverage at approximately \$500 more per year.
- New pool discussion – cost would be astronomical.
- 2024 Budget – should there be a storm water run off line item? Brought up by Scott Tate due to his issues. No further questions/comments. 2024 Budget approved.
- Fifty-nine percent collection rate on 2024 Assessments as of this date. Treasurer's report by Eric David. We would like to see the full collection by March 1. Late fees will be automatic. There are currently 4-5 homes still delinquent from 2023. Explanation of the Lien process by Advantage Gold. Questions addressed regarding A.G. duties and roles. Ray Braxton will be retained as the Septic person. No questions on Treasurer's report
- \$2,500 Reserve study discussed. Phase installation of the roadways?
- Elections by paper ballots. Bill Getsy & Jessica Begg added to ballot. Results: Eric David, Michele Elder and Jessica Begg elected. Eric will remain President, Michele – secretary, Jessica – Treasurer. Britney Stadig was appointed to take care of the gate system.
- Kingsbridge fence (Elgin) Eric has keys to the Easement lock. Agreement with the prior resident re: access, etc.
- Back fence damage – working on getting payment for the repairs from the people.
- Question regarding cost of chemicals for the pool. Are we paying too much through the pool company? Should we use In the Swim to order ourselves? Change to saltwater?

10:27 Motion to Adjourn Rick Thiemann, Second Michael Breshears