

# ANNUAL HOA Meeting Minutes Thursday, April 21, 2022 7PM Community Lot at the corner of Claires Dr. and Ben Oaks Dr.

Attendees: The following lots were represented in person or via proxy

95	104	105	108	112
118	130	131	136	138
140	143	152	173	177
179	180	183	189	208

## Agenda:

## Welcome and Board Introductions

Food catered by Mission Barbecue, all families welcomed to enjoy time with neighbors.

#### **Treasurer's Report**

- Annual Budget and Projected Expenses were reviewed See attached sheet
- Annual Dues update on outstanding lots was reviewed See attached sheet

#### **Board Update**

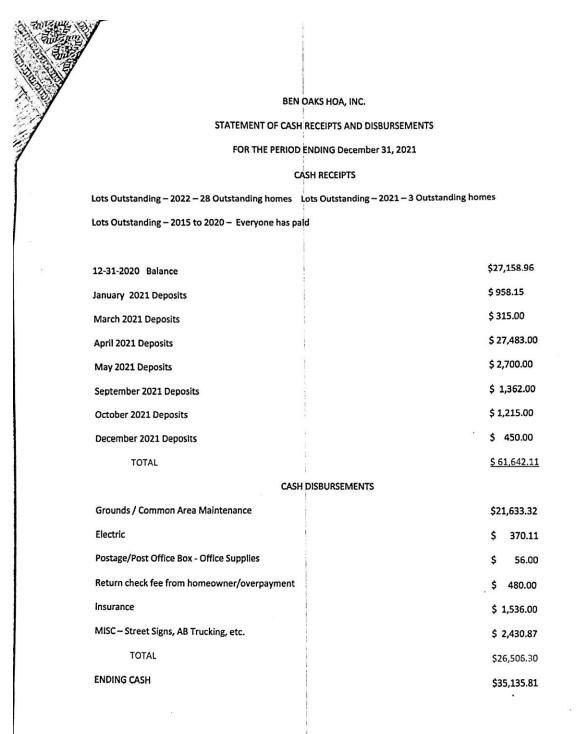
- Repair of the new street sign at the entrance is scheduled following an accident that damaged the sign over the winter.
- Website is back up and running <u>www.BenOaksHOA.com</u>
- Landscape Contract Renewal for three years this includes community ditches but not individual homeowner ditches
- Annual Cleanup / Dumpster will be scheduled in May signs will be posted and information will also be shared on the website



#### **New Business**

- Board of Director Elections
  - Three homeowners submitted requests to participate on the HOA Board of Directors. Two of those individuals live in the same household. A discussion and vote among homeowners in attendance determined that it was not appropriate to elect two voting members from the same household on a four-person board. Therefore, the vote proceeded with the following result:
    - President: Nathan Noakes
    - Vice President: Chrissy Moore
    - Treasurer: Luann Sawyer
    - Secretary: Melinda Brown
    - Member at Large: Vanessa Johnson
- ARC Guidelines regarding pool and fence restrictions were discussed, with a request to amend the ARC Guidelines to allow for side yard usage. A committee will be formed to review the ARC and draft updated guidelines for Board review and approval.
- Discussion on HOA violations and encouragement to maintain lots, with focus on the following ongoing issues:
  - Mailbox repair/maintenance
  - Power washing siding
  - o Keeping private ditches/landscape maintained







# BEN OAKS HOA – Projected 2022 Costs

2022- 28 Lot's Outstanding 2021 – 3 Lot's Outstanding 2015 to 2020 – No outstanding lot's

December 31, 2021 HOA Balance	\$ 35,135.81				
Expenses paid January to March	\$ 21,045.22				
2022 Deposits	\$ 17,472.00				
TOTAL (Balance as of 3/31/22)	<u>\$31,562.59</u>				
PROJECTED ADDITIONAL 2022 CASH DISBURSEMENTS					
Insurance		\$ 2,500.00			
Legal Fees	\$ 1,000.00				
Postage/Post Office Box/Office Supplies	\$ 300.00				
Utilities - Electric	\$ 400.00				
MISC – Trash Bin, National Night Out, Ice Cream S	\$ 1,000.00				
TOTAL		<u>\$    5,200.00</u>			
2022 PROJECTED END BALANCE TOTAL:	\$ 26,362.59				
RESERVE FUND BALANCE AS OF 3/31/22	\$ 40 <i>,</i> 609.98				
21/22 Outstanding Collections – 31 homes	\$ 9,300.00				

Possible End of Year Balance -- \$76,272.57