



Nov 10th 2025

Board Members present: Judi Shellenbarger, Debra Paros, Richard Goldstein, Doug Smith

Executive session 9:30 to 10:00 A.M

Regular board meeting called to order: 10:03 A.M

Community Members present: David Shellenbarger

Minutes of the previous meeting read.

President's comments: Preparations for the annual meeting in Feb 2026 discussed. First notice to the community to be sent out 60 days prior to annual meeting. Library room reservation can be made only 30 days in advance. Two open positions on the board for next term. Reach out to community members who might be interested.

Water coordinator report: As of the 13th pumps one and two were not working. Calls to the electrician and NWMWS went unanswered. **Judi** and **David** went to the office and demanded service. All the pumps are working now.

ACC Report: Nothing to report.

Treasurers Report: Income is not keeping up with expenses and expected inflation (see attached report). For too many years the HOA fees have been kept artificially low and we need to boost them. Even though the dues were raised at the last annual meeting it was not sufficient to cover the increases in cost. The future budget to be discussed with the community at the annual meeting and the need to raise additional revenue presented.

Motion: to raise the annual dues by 10% from \$500 to \$550 (10% is the max the board alone can raise the dues). Motion passed unanimously.

Motion: to increase the cost we charge for water effective for the 4th quarter of 2025. Did not pass 2/2 split vote.

Motion: for an internal audit of the HOA finances: Passed unanimously.

Further discussion of the water charges will be at the December HOA board meeting.

Meeting Adjourned: 11:32 A.M

Cash Flow

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Type: Summary Row: Category Column: Time Interval: None

CATEGORY	2025 1/1-11/4
▼ Inflows	
Interest	\$7.40
SMCA Annual Dues	\$16,005.00
SMCA Member Payment Plan	\$2,426.48
SMCA Quarterly Payment	\$18,923.61
Total Inflows	\$37,362.49
▼ Outflows	
▼ Bills & Utilities	
Utilities	-\$32,107.90
▼ Food & Dining	
Groceries	-\$118.28
Landscaping	-\$1,470.01
Miscellaneous	-\$498.09
Office Supplies	-\$31.88
SMCA Insurance	-\$4,375.00
State & Federal	-\$290.75
Total Outflows	-\$38,891.91
Total	-\$1,529.42