



December Minutes
December 2023 HOA Meeting
December 11, 2023, 6:30 pm

- I. The meeting was called to Order by President Alexander Tardo
- II. Roll Call
 - Kate Cook - present
 - Lorraine Mayer - present
 - Daniel Williams - present
 - Alexander Tardo - present
 - Michele Blackwell - present
 - Rick Smith - present
 - Marianne Burke - present
 - David Bencaz - present
- III. Approval of Last Meetings Minutes - approved
- IV. Presentation of Reports

Accounting Report - Daniel Williams

The 2024 proposed budget was initially presented with maintaining dues at \$400 for 2024 with a 93% collection rate. With miscellaneous income added to this, cash inflow would be \$420,456. Cash outflows for all operating expenses would result in cash of \$364,759 at year end 2024. Of that amount, \$303,000 would remain in cash for required reserve and savings for the fence replacement and pool resurfacing. This would result in a deficit of \$43,609 with zero funds for special projects.

The 2024 proposed budget was also presented with a dues increase to \$450 and all other line items remaining the same. This would result in a surplus of \$7,734.

The 2024 proposed budget was reviewed with no dues increase and changing the replacement of the fence from 2025 to 2028, reducing the amount saved for the fence in 2024 to \$19,000. Cash reserves are required to be \$50,000. Pool resurfacing funds remain at \$28,000. This will leave \$26,000 for special projects.

The 2024 proposed budget with no dues increase and saving for a fence replacement in 2028 was moved for approval by Marianne Burke and seconded by David Bencaz. The Council voted to accept this budget. An increase in dues for 2025 will be proposed. The increase in 2025 will address credit card fees and inflation.



Admin Report - Lorraine Mayer

Ten HIR's were submitted, eight have been approved with two still in the process of approval. Homeowners have also made calls showing interest in Spring 2024 projects.

A parking email was sent to all residents on the email listing, The responses have been positive.

Some violations have occurred and have been addressed - parking and out-of-can debris.

Rep Report - Kate Cook

Playground cover is ready, trying to schedule a time.

Fountains - Nozzle changes can be made that will increase circulation (requires a conversion kit) Pictures of choices were reviewed by the Council, Crown Gusher was chosen..

Garbage from an unknown source has been found in the dumpster. Kate will add signage and put something in the newsletter to address this issue.

Council Report - Alexander Tardo

Expenditures to renovate the BBH Clubhouse total \$20,874. Items where estimates are needed include the toilets and sinks in the bathrooms..

Marianne Burke

The Wednesday monthly social in December will include wine, food, and door prizes. The event will take a break in January and February.

A letter response from Caroline indicates that the common area can be used for bee colonies as long as the bee colony density ordinance is followed.

From the floor

A discussion ensued regarding the gate to Fairhill blocking traffic. The Council will investigate altering the situation

Alexander Tardo set the January meeting for January 3, 2024 at 6:30 pm at the Clubhouse. It is a closed meeting.



Meeting was adjourned.

Submitted:
Lorraine Mayer
12/29/2023