

2/5/25 HOA Meeting.

A. Elias

1. Meeting called to order at 7:32 pm. by Brian O Connor.
2. Those in attendance: B. O' Connor, A. Elias, w. Rolland, S. Kidd and virtual attendance: J. Brooks, D Nolan
3. Introductions of candidates running.
4. Collected forms and counted for quorum. Three names on form become new board members; A. Elias, Sue McLain, Delsie Smith.
5. Jon moved to approve the minutes from the Nov meeting. Brian 2nd motion. Minutes approved. Unanimous.
6. Amy motion to adjourn meeting. Brian 2nd motion. Unanimous vote. Meeting ended at 7:51 pm.
7. Melody motioned to call to a Special Mtg to discuss an increase in HOA dues. 2nd motion by Wrick Rolland. Meeting called at 7:53 pm. The motion asks for a 100\$ increase in dues.
8. Roll call: S. McLain, A.Elias, D. Smith, W. Rolland, Virtual- J. Brooks. \* B O' Connor assisted with treasurer information.
9. Jon spoke that our dues are less than all other sub divisions and we've only had one increase. Costs have risen considerably over the years. We went from 150\$ to 200\$.
10. Audience member: Do people pay dues? BOC answered- less than 9% delinquent and after three years they are taken to court.
11. Audience member: Why can't we have fences? Jon responded- our declaration doesn't allow it and it takes a HUGE effort to change the declaration. Also, this is not dues related.
12. Audience member: Have costs been assessed by needs and wants, like Christmas lights? Jon responded- We do, Christmas lights are a very small expenditure compared to mulch, landscape, management company pay outs. But yes, it's always good to assess our wants and needs. You can see this all in the proposed budget that is sent out prior to our Nov meeting.
13. Jon had to sign off and gave a YES vote for dues increase to Melody via proxy.
14. Audience member questions: Do we need to raise it so much? Is 100\$ enough? BOC- 100\$ is perfect. You don't want excess sitting in account.
15. Audience member: shared experience living here a long time with dues not going up hardly at all. 100\$ is reasonable.
16. Melody explains that this dues is what the members want their sub division to reflect. She spoke about how careful the board has been to spend frugality and that they always find the lowest bid to keep costs down. She said they are the best board she works with and they take great care of you.
17. Audience member: when do we get to be considered for what we want in our sub division? BOC answered- our new items are entry sign, improve landscape, mulch. Contact board members with other items.
18. Wrick Rolland moves to vote on the motion to raise dues by 100\$. Sue McLain 2nd the motion. Unanimous vote. Melody will bill in March the new dues. 300\$.
19. Amy made a motion to adjourn meeting. Wrick 2nd the motion. Meeting called at 8:47 pm.