December 9, 2023 HOA Meeting

Meeting called to order at 2pm by Donna Konrad

In attendance: Donna Konrad, Lynne Elmes, James Slone, Victor Walker, Elliot Linen, Vernonique Sanders, Chris Linville

Things voted on-

* Board Members for 2024. Results are as follows.
	+ President – \*OPEN\*
	+ Vice President – Donna Konrad
	+ Treasurer – Chris Linville
	+ Member at large – James Sloan
	+ Codes – Lynne Elmes
* Exploring cost to update covenants (by-laws) – Voted yes to exploring this process
* 2024 Budget – was presented and approved
* Increase dues the allowed 5% to $84 for 2024 – Voted yes to raising dues to $84. Also, voted to add a $20 late fee for dues paid after 3/31/2024. Voted to keep the late fee and administrative fee for adding a lien at $125 after 7/31/2024.

Discussed:

* PO Box transfer- will pursue this before sending out invoices at the end of December
* Updating/creating rules governing the board conduct and financial management – Agreed this was a necessary pursuit. Will research and create new by-laws to govern the board and hold vote next year.
* New website – Will add this information to dues invoice.
* Financial Report – Given and discussed.
* Concerns addressed – Dues too high. Discussed that we are significantly lower than most comparable neighborhoods. The biggest cost is for insurance and landscaping common areas. We will be exploring other options to find a more affordable option.

Will make payment arrangement options clearer.

Discussed tree down in yard that the HOA will address by contacting the homeowner.

Discussed what options are available to us to pursue payment from delinquent homeowners. Will assess the 12% interest that is written in our covenants. Will investigate other options.

Discussed lack of community involvement. No solutions.

\*\*We had 15 homeowners not pay dues for 2023 and liens were placed at a cost of $386.25.\*\*

Meeting adjourned.