

# January 2024 Annual Meeting Minutes

Pam Romig

01/09/2024

- Call to Order by Don Carlson at 7:01pm
- Adopt Agenda for 2024 Annual Meeting - not adopted.
- Approve Annual Meeting minutes for January 10, 2023 Meeting - Motion made by Tom Beckwith and seconded by Brent Smith to approve the Annual Meeting minutes for last January 2023. Meeting minutes approved.
- Establish a Quorum for Members – Had 79 proxy responses for the quorum so meeting met requirements stated by Bylaws. IRS ballots showed Yes 82 and No 1.
- Introduce Slate of Candidates for the Board of Directors – Don introduced candidates: Brent Smith, Scott Ryder and Mike Cleary.
- Election of Directors – Only 3 candidates for the 3 vacancies. Result is that all 3 candidates will be the new 3 directors. Directors for 2023 also include Don Carlson, Tom Beckwith, and Pam Romig. Pat Fheure has resigned, and will be replaced by the Board in February.
- Review 2023 Income and Expense Statement and Review of 2024 Budget– Income included all assessments from all lots in 2023. Interest from Money Market fund helped with extra income. CD has been purchased to take advantage of higher interest rate. New expenses in 2023 – higher for pool maintenance and chemicals and supplies caused us to be \$3,000 over budget. Correction has been made for 2024 minus those expenses that are not usually reoccurring. Payroll/Staff was underbudgeted for 2023 so we made changes to that category in 2024 budget. 2024 landscaping contract will increase only 1.5%. We also expect a refund on our Income Taxes. Totally operating fund expenses in 2023 were \$5,000 less than projected, and budget increases in 2024 to the Operating Fund will expenses will be made to balance that.
- No change in the assessments for 2024. \$109 to Reserves and \$691 to Operating from assessments. \$0 are allocated to the Capital Improvement Fund. Budget will change for items that were over 100% expenses from 2023. We have no debt. We have \$28,000 for Operating Expenses available for start of January 2024.
- Other Business – we have 224 lots with 163 homes occupied, 56 empty lots, and 5 homes under construction. 3 homes have been completed, with occupancy and have yet to finish the outside. So landscape deposit has been withheld until these homes are complete.
- 5 lots have been sold this year. Two homes sold for over \$700,000. Five homes in the \$500,00 to \$695,000, and 4 homes sold under \$500,000. Our RCC was rented for a total income of \$1,250.
- Irrigation leaks cost over \$17,218 (5). Isolation valves went in as well as new air relief valves. All WD Yard expenses were above \$66,000.

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- Lights have been replaced around the RCC building both indoors and outdoors. We have 8 more to complete this week. Kitchen sink has been replumbed, including repairs in bathroom. New tint has been installed on the front window panels to help with keep the building cooler in summer. New thermostats are also saving electricity costs.
- We saved money last year by having volunteers. We will still need volunteers to close the pool this summer (M-F). Weekend opening and closing and emptying of dog stations will be hired out.
- House Bill 1137 required us to change some of our policies and documents: Fence Policy, Landscape and Irrigation Standards, Pre-approved Landscape Designs, Past Due Assessments and Collection Policy and Procedure, Fines and Fine Collection Policy and Procedure, and will work on changing the ACC Checklist and Application Instructions so that it can be made into a contract because of the deposit collected. We need to be able to enforce that buildings contracted need to be completed within 12 months. We also need to increase the refundable landscape deposit to \$5,000.
- Motion made to move meeting to Executive Session and suspend regular meeting by Pam Romig and seconded by Mike Cleary.