

HOA BOD Meeting Minutes 12-12-24

*** Meeting time – immediately following 2024 Annual Meeting ***

Call to order 7:43 pm

Secretary - Who is on the phone?

Daphne, Susan, Carrie and Cara

Approve agenda

Approve minutes from 11-14-24 (emailed to BOD)

Updates on legal issues - **Executive session if needed**

Dues report and notice those that are behind

#2685 B has been sent another reminder

#2670 C is 6 months late

Motion to send a certified letter to 2670 C regarding late dues: Susan

2nd: Cara

Vote: 4-0

General Updates:

2685B – Daphne

Daphne sent an email to our local contact and he has heard nothing from them. Several things can be done informally, also some can be done formally. Unsure of how to respond. If we continue to wait, are we subject to ramifications from our insurance? Daphne, says we have support from our local agent. Daphne will send an email to encourage a change. Daphne can send an email to our attorney asking for input. Susan and Carrie support asking an attorney.

Motion to contact our attorney regarding options on 2685 B: Susan

2nd: Carrie

Vote: 4-0

Handyman update – Daphne

Jim will have the work completed and an invoice in coming days.

Violations:

White trailer in shared parking?

Carrie, states the trailer is still in shared parking. Who do we send the notice to: Suggestions? Susan thinks it was by someone 2670? Cara will send a complex notice regarding the trailer to have it moved in 10 days.

Discussion:

Daphne disappointed that an offer of dues free January 2025. We all are. Emails not being read? Consider texting rather than email? Think about that? Adding to agenda for January. Looking to text but not group text that creates a reply all.

Electronic votes/notices since the last BOD meeting:

11-19-24 Vote to budget \$500 asphalt analysis and 2 sets of balconies: Cara moved, Carrie 2nd, 4-0 passed

11-19-24 Vote to adopt 2025 Budget: Cara moved, Susan 2nd, 4-yes, 0-no, adopted

11-19-24 Vote Jan. dues raffle for 1 homeowner on the phone for the entire annual meeting

Carrie moved, Susan 2nd, 4-0 passed (see edited motion below)

No homeowners attended the meeting besides the board. Therefore the offer of a dues free January 2025 was not presented to any homeowner. Maybe we can entice more involvement next year.

Adjournment: 8:06 pm

Attachments:

11-14-24 unapproved minutes
2025 Adopted budget

