

HOA Meeting Minutes for 07/08/2024:

The Meeting was called to order at 6pm, with all members present.

Brad said that he has used half of the budget for weed spraying and is currently working on getting the weed sprayer into service.

Tom then spoke about the annual meeting assignments and schedule, which the board came to an agreement on.

Mark said that the estimated budget for 2024, which will end in September, is possibly going to be about \$2300 over budget. The planned budget for 2025 makes some changes to various budgeted items for an estimated balanced budget. The board approved all budget items.

Dave talked about major and minor road work that was completed this season.

Both Mike's and Mark's board positions are up for election. Both of them said they were willing to run again and no one has heard of any other people interested in these open positions, which will be voted on at the annual meeting.

Tom spoke about the ranch house rehab and reasons it might be worth it to fix it for possible future revenue income for the HOA. Dave presented a list of items on the ranch house that needed to be replaced, or repaired. This would be so the ranch house would be available for rental, or use by a caretaker. Kelly Jesse spoke to the board about considerations regarding the possibility of renting out the ranch house. Various means were discussed to finance the rehab, with the board deciding on pursuing a special assessment. It was decided that a special assessment of \$300 for improved lots, \$75 for unimproved lots and \$30 per green space would be pursued. Tom and Dave agreed to work on a letter to be sent to residents prior to the annual meeting, which would explain this process further. The topic and process will also be discussed further at the upcoming annual meeting.

The meeting adjourned at 8pm, with the next scheduled meeting being the annual meeting on August 17th at 4:30pm.