



November Minutes
November 2023 HOA Meeting
November 6, 2023, 6:30 pm

- I. The meeting was called to Order by President Alexander Tardo
- II. Roll Call
 - Kate Cook - present
 - Lorraine Mayer - present
 - Daniel Williams
 - Alexander Tardo - present
 - Michele Blackwell
 - Rick Smith - present
 - Marianne Burke - present
 - David Bencaz
- III. Approval of Last Meetings Minutes - approved
- IV. Presentation of Reports

Accounting Report - Alexander reporting for Daniel:

The books closed through October. Estimate of \$40K available for spending in special projects over November and December with an option to roll over remaining funds. The October financials do not include the estimated \$30K needed for Clubhouse renovations.

The money market account has been established with the \$200K accumulated to future projects, namely the fence replacement and pool resurfacing.

Collections are 78% through October, which is lower than previous years (85% average). Personal communications go out this week for those behind. One house on the market to pay \$2020.80.

The December meeting will include the 2024 proposed budget.

Admin Report - Lorraine

HIR have been low. One was processed through Kate while Lorraine was on vacation.

Parking issues continue to occur, yet have improved. Parking reminder email has been sent to Kate to be included in the weekly email and sent as a separate email to homeowners.

Yard complaints have been minimal due to drought conditions.



Rep Report - Kate

Playground cover is ready, trying to schedule a time.

Dantin Bruce - Caroline has been consulted with an option for coverage to be made with clumping bamboo.

Fountains - Nozzle changes can be made that will increase circulation (requires a conversion kit) Pictures of choices were reviewed by the Council, Kate to choose the best option.

The Council suggested an update to the Weekly Email Newsletter.

Council Report - Alexander

Expenditures during October to renovate the BBH Clubhouse for flooring, paint, furniture and miscellaneous supplies are \$8,261. Cost window is estimated to be \$2,533, cost for painting the inside and gate is estimated to be \$5,600. The proposal of completing the windows was approved by Marianne and seconded by Rick.

Increases to the 2025 Budget were discussed. Alexander will present a Google Slides presentation for the December meeting.

Marianne

The Wednesday monthly social will continue and December will include wine.

Marianne is researching the options for turning one of the common areas into a beekeeping facility. One of the hurdles is legalities regarding liability. Marianne will provide a letter to Caroline regarding such.

The Meeting Date for open Neighborhood meeting is set for December 11.

Meeting was adjourned.

Submitted:
Lorraine Mayer
12/11/23