

Homeowners-FY 2023 Budget Meeting Minutes-8/11/22

Present- Rich M- Carol H- Jim A -Jim N- Dan C - Joanne G- Lou M

- Meeting called to Order at 7:02 pm-49 people in attendance.
- Flag Salute followed by a brief Moment of Silence. Silence all phones.

Rich McCall – Opening Comments

- Director Election Nominations for the four Open Director Positions.
 - Announced the 4 candidates for the open Director positions: John Barone-Carol Hudak-Louis Mangerpan and-George Wilhelm. The top two vote getters will get the two full 3 year terms and the next two vote getters will get the two 2 year terms. Please vote and show support.

• Jim Netis

- Presented an overview and status update of the Proposed Amendments to the Declaration and the importance of voting.
- Current returned ballot envelopes received to date 679— need a positive vote of 943 full votes.-with one week to go! VOTE !

Lou Mangerpan

- Declaration Amendments - Talking Points for each amendment with explanations of anticipated questions for home visits.
- Volunteers necessary to go door to door. Will use the volunteers who have signed up tonite.
- Rich M-FY 2023 Budget slide presentation: Reviewed the following:
- July actual to date — total \$829,531-Fiscal year runs September 1 thru-Aug 31st.
- Explained difference between Operating Funds (funds to run the Association) and R&R Fund(Replace and Repair capital assets)
- A capital reserve study is done every 4-5 yers (by FWH-specialists) which lists life expectancy and lists all assets to be replaced by year. Projected out 30 years. Our total value of assets is \$1,702,000
- FY 2022-expenditures out of R&R were \$127,508. Projected expenditures 2023-\$ 187,231-Pending bids and plans.
- Planned expenditures in 2024-\$185,894-In 2025-\$364,408.
- We maintain a 10% threshold of the \$1,700,000 as a safety net beyond the budget.
- FY 2023 Budget-Cost of living rose 5.9% in 2022-No dues raised . Cost of living 2023 projected to be 10.5%
- Proposed to raise dues 2.7% for 2023..HOA dues will rise from \$125 to \$130 per Qtr.
- Reviewed line by line items that were addressed and adjusted to arrive at the new budget.
- Had additional expenses in 2022-Printing-(Amendments and election-Temp agency for Fran-Grass cutting is a \$290,000 contract) 19 cuts per season (\$10.80 per cut)-New pathway from the garden to the pavilion-Bocce and tennis court)
- Note-The Admin fee for new homeowners will be raised from \$750 to \$1,000. (to offset a higher raise in dues).
- George W-question-when does new fee take place? It will be effective for the new fiscal year — but if paperwork is pending it will still be under the old fee of 750.
- Admin Fees include all paperwork filing — time and lawyers fee involved in processing the sale.
- Other communities fees may be comparable at \$750-but houses will continue to sell in our community and other communities HOA dues are higher .
- Budget was presented to all homeowners in person(No official motion for approval) until:see below.

- **A copy will be made available in HOA office-Can request a copy by email-will publish in the Courier-**
- **Posting on the website — is undecided as it will be open to all of social media and we need to protect our information.**
- **Questions:**
- Snow removal? 2020-no expense-2021-\$1386-2022-\$ 55,000(\$13,000 budget and \$37,000 reserve-Projected budget for 2023 is \$35,000.
- Bill O - Requested Garden be included in the budget for expansion — doubling the size-. (18 people waiting). Have currently 34-36 beds .-The garden is a limited activity-it is not open to all- and is not considered amenity of the community which must be open to all) The Board originally approved funding for the building of the garden.
- Question-regarding having a bed in the garden-you can keep forever as long as you pay the fee each year-How can that be changed to allow for a sharing of the facility.
- Question - regarding money not allocated for certain activities or groups. Suggested each group hold a fund raiser for money toward their needs and keep all the profit instead of allocating the share necessary to the HOA as per the By laws. That will have to be taken under advisement and reviewed for By Laws changes.
- Questions on ballot counting and single owners ballots and the system used to collect and secure all ballots and how the ballots will be counted were all addressed and explained.
- Question-A newer homeowner has no current handbook-Claims never to have received it from the seller when purchasing the house-wants a new book but does not want to pay for the book — as per our By laws- and if no book then they do not have to follow the rules.
- The answer to that is quite simple-when you purchase a home-all owners of any lot or living unit agrees by the acceptance of a deed to be bound by the Covenants and Restrictions together with the By laws and any rules and regulations which may be promulgated. It is the sellers responsibility to pass along the handbook and badges to the new homeowner-if that has not been done-then a purchase of a handbook and badges needs to be made.
- **Please Turn Phones back on - Thank you for attending.**
- **Meeting adjourned at 8:28 pm**
- **Respectfully submitted - Jim Netis / Secretary.**
- **Next meetings: August 19th - Meet the Candidates Night - 7:00 pm**