



ANNUAL MEETING MINUTES - APRIL 4, 2023

The meeting was called to order by President Joan Zimmerle at 4:00.

David Sprouse offered a prayer.

Financial Report: Treasurer Mark Montgomery presented the financial report by comparing expenditures in 2020, 2021 and 2022 for home maintenance and landscaping. In 2020, maintenance spent \$24,000 or 14% of total expenditures. In 2021, \$34,000 was spent comprising 17% of expenditures. Last year, \$119,000 was spent for 44% of HOA spending.

In 2020, landscaping expenditures were \$126,000, or 73%. In 2021, \$149,000 was spent or 74%. Last year \$139,000 was spent or 50%.

Larry Collier reported that Pond and Fountain expenditures were within the budget in 2022.

Rita Solomon reported that Irrigation spending in 2022 was under the budget of \$15,000.

Rita also reported that Landscape expenses were under budget. However, Landscape Additional was over budget by \$5400.

Wes Horton reported that the Maintenance expenditures were over budget as \$119,000 was spent. From 2017 thru 2022, the number of budget requests were as follow: 39, 84, 100, 69, 75, and 173. By far, the most was spent repairing, sealing and screening gutters as well as cleaning out and unstopping field drains. Expenditures for repairing water line leaks was next, followed by painting/door refinishing, windows, vents, and miscellaneous repairs.

Open Forum: Attendees thanked the Board of Directors for their service.

A suggestion was made that the maximum payment to make repairs without board approved be raised from the current \$500. The BOD will consider this.

It was suggested that as contractors work their way through the community, contact a board member with a concern before confronting the contractor.

Irrigation repairs continue. Where flags are placed in the ground, repairs will be done at those sites.

The annual meeting was adjourned at 4:34.