

HM HOA Annual Meeting
Aug 5, 2023

Present: Terri Norton, Lisa Bryan
Absent: Ben Mitchell
Atty Lebel
Residence Present: 15

Lisa Bryan calls to order the meeting at 1:10 pm. All have been informed that the meeting is being recorded.

Lisa going over the budget and that we are short for the year of 2024. She is talking about the parcel lockers (3 ½ the HOA bought) and rest will be provided by the developer. Lisa is telling of the acceptance of HM Drive by the city. Set back variance asked for by developers was not approved. The new houses are within the 10 ft side setbacks. The culvert by 113 High Meadows Drive house was cleaned out by the city.

Lisa addressed the budget with a surplus of 130.00. She is addressing the budget and clerical increases. All present agreed that a new budget is needed in order to meet expenditures presented. We will present the new budget at a special meeting for voting.

Loredo is going to fix the RV gate. The RV area is getting full, as it fills, we will allow owners to keep 2 items per home, all other items will have to be stored at an outside storage facility. They may not be kept at the physical home address per covenants.

Bids for walking trail is 13,000.00 +
15,000.00 to repair existing walking trails
600.00 a year for water
1460.00 for board ins
1890.00 for ins
20,067.00 is estimate of our current assets.

Lisa proposing a dues increase of \$10.00/mo to \$75.00/qtr and to take place Jan 2024. Owners in attendance want to see some improvements and new projects completed and are in favor of creating a new 2024 budget. Attorney is saying that we as a board have to propose a budget with the increase and then present it to the residents for approval. We can also do a special meeting to approve. Lisa will send out postcards for a special meeting to establish the increase. Homeowners need to have 90-day notice before increase can occur.

At the annual meeting we will talk about all we did this year:

1. 4 Parcel lockers that were bought
2. Getting billing underway to make sure the undeveloped lots pay their portion of the parcel lockers
3. Bids to make a new walking trail
4. New and improved Website-built by Lisa so there was no cost to the association

5. Update on setback variance request
6. Garage sale? Advertising the garage sale cost more than \$230 and only 3 people participated. Shoppers were upset that it was advertised as a huge community sale and there weren't many homes participating. Owners who were present decided it was not worth it to have the HOA advertise. We do have metal signs that can be used by owners to put at the front when they want to have a personal garage sale. Ask Sam for drainage guidance on the drainage. Let Amy know that the holding tanks are flooding down. Atty Lebel is directing the affected homeowners to file with the city on the flooding. They have been informed to attend the Council Meeting.

Terri Norton made a motion to accept budget 2024 and seconded by John Kelley and all in favor.

1650.00 for road base for the easement road at the last school built road and 238 HMDr. Terri Norton made a motion to accept, seconded by John Bernal and all in favor.

Executive Session started 2:06 pm.

Adjourned 2:35pm

August 6, 2023
Addendum to Aug 5, 2023 meeting

From the executive session:

- Lisa was voted in for another 3 year term and will remain as president of the HOA
- Transfer letter fee will increase to \$100.00
- Status letter fee will increase to \$50
- At large members JJ Masopust and Mike Rogers will be removed from the 'at large' status due to non-attendance at the meeting.