

24.10.15 Minutes of Open Board Meeting

Call to Order: Meeting was called to order at 6:30 PM by Maureen Abbey. Others present were Debby Fisher, Bill O'Connell and RP8 Manager Linda Simmons.

Minutes of 9.17.24 HOA Open Board Meeting: Debby F. made a **MOTION** to accept September Open Board Meeting Minutes; Bill O. seconded; all in favor.

Financial/Treasurer's Report – Maureen Abbey

- 1) Total cash balance is \$645,665 – an increase of \$36,152 for the month of September.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$5,142. This is an increase of \$1,506 for the month.
- 3) The balance owed as of 09/30/2024 for the 2024 insurance billing is \$7,091. 130 residents have paid in full, 3 have made the initial payment, 8 have made 2 payments of the scheduled 6 payments and 11 residents have taken no action on the invoice.
- 4) The outstanding balance owed YTD on the roof assessment is \$4,299.07 as of 09/30/2024. This is a decrease of \$508.85 from the month of August.
- 5) Excluding Roof Assessments YTD Revenue Budget is \$355,500 – actual is \$367,613 collected.
- 6) Excluding Capital Expense YTD Expense Budget is \$261,575 – actual is \$185,740 spent.

Motion: Bill C. made a **MOTION** to accept financial report; Debby F. seconded; all in favor.

Old Business:

Linda has not been given a timeline for completion of the AT&T project. This week they were working on the two major connection boxes. The digging is complete. AT&T had a tent and representatives at the clubhouse in Section V a few weeks after the work was completed and it is anticipated the same will take place in Section VIII but they have not reached out to Linda to schedule. The bylaws team committee will meet next on 10/17. Donaire has completed the refurbish of units 8960-8963 and has two punch list items to complete before being paid in full. The board approved a bid from Allegiance to power wash the sidewalks in the 700's and 8960-8963. Currently there are nine open maintenance requests. Head Brothers will start trimming this week or next the front condo areas as part of the normal landscaping contract. The Board has awarded a separate contract to Head Brothers based on a competitive bid process from three vendors to do shrub and planting replacements as part of the damage from the 2022 freeze.

New Business:

There was no new business discussed. Carol Dahlinger reported June Gilmore had entered hospice care.

Meeting Adjournment: Maureen A. made a **MOTION** to adjourn the meeting at 6:53 PM; Bill C. seconded; all were in favor.

Respectfully Submitted by Maureen Abbey