

APPROVED

**Balintore
Board of Directors Meeting
November 16, 2023
6:00 PM
Via Zoom**

Meeting called to order at 6:02 by John Arata

Roll Call:

John Arata – President; Jeremy Froehner – Vice President; Jennifer Arata – Treasurer; Beth McElveen – Secretary; Rob Reardon – Director; and Matthew Morgan – Property Manager in attendance.

Quorum present. Jennifer Arata confirmed the meeting notice was posted 48 hours on sign board prior to meeting as required.

Approval of Minutes:

There were no prior meeting minutes to approve.

Treasurer's Report:

Jennifer Arata stated that there was \$116,000 in reserve account as of September 2023. There have been no charges to the reserves in 2023 and the balance is consistent with recommendations in most recent Reserve Study. The budget is currently showing a favorable balance of \$5,000 but there are some expenses expected prior to year end to offset this favorable balance. There are two homeowners who have not paid their 2023 dues. Next steps will be to proceed with collection process including required statutory notices and assignment to our attorney.

An insurance increase is expected and budgeted in March 2024.

There are no capital expenditures planned in 2024 draft Budget.

Per the draft 2024 Budget presented to the Board, 2024 annual dues will remain at \$1675 – the same as 2023. Beth made motion to approve the proposed 2024 Budget. Jeremy 2nd. All approved. Invoices will be sent out the week of December 1. Due date will be January 2, 2024.

Jennifer stated the attorney has completed the appropriate paperwork for the required document preservation. John made motion to approve the provided documentation. Beth 2nd. All approved. The forms provided by the attorney need to be signed and notarized. The attorney fees are expected to be \$2500-\$3000. The final date to get the documents signed and filed is September 2024.

New Business:

Jeremy requested approval for his daughter to set up a lending library for her community project. Jeremy should identify the appropriate location for this library and manage project. Jennifer made motion to approve given the above requirement be met. Beth 2nd. All approved.

Old Business:

Speeding in the neighborhood continues to be an issue. It appears the speeders are the same as previously identified. Letters need to be sent to these violators.

There continue to be complaints regarding dog walkers and disregard for property. There appear to be a number of dog walkers from Indigo Pond. A letter can be sent to Indigo Pond's HOA requesting that folks clean up after their dogs when walking them in Balintore.

There will be no Santa truck in the neighborhoods this year. There will be a holiday activity at the fire station on December 15, 16 and 17.

Architecture/Grounds Committee Update:

The front entrance was tidied up by the landscaping company.

The rust at the front entrance will be cleaned up. The cost will be \$250. The stucco needs patching and painting.

The committee conducted a walk through. 17 notices were sent out for tree trimming, painting, overall yard condition, etc. Some homeowners had already had trees trimmed but tree trimming company misstated the standard. The standard is 14' for tree trimming.

Proactive Update:

Matthew received a call from a homeowner regarding paint that had been spilt in the road. It appeared that the paint had dripped from the Solar Sanitation truck. Jennifer will have her pressure washer company try to remove it.

Owner Comments:

Bob Kralowetz joined call. He asked about the year end projected expenses compared to 2024 approved Budget. It was explained that total expenses are similar versus 2023. The Budget includes contractually required price increases, no new major expenses, a decrease in legal fees and an expected unfavorable increase in insurance expense. He thanked the Board for their service.

Scheduled Next Meeting:

Next meeting is scheduled for February 8, 2024 at 6 pm at the Fire Station.

Meeting adjourned at 6:53.

