

Balintore BOD Meeting
December 1, 2021

Meeting was called to order by Jeremy Froehner at 6:00PM

Present – Patrick Kochenour – Proactive Management; John Arata – President;
Jeremy Froehner – Vice President; Jennifer Arata – Treasurer.
Michele O’Hara – Secretary; Rob Reardon – Board Director and Mary Nichols.

Quorum confirmed

November 3, 2021 Meeting Minutes

Minutes reviewed by attendees

Motion to approve minutes by Jeremy Froehner, 2nd by Jennifer Arata. Unanimous approval by all in attendance.

2022 Budget

Budget items discussed in detail.

Corrections to several items – lawn maintenance costs, Front Monument costs reassigned to the General Reserve, and the Conservation area maintenance cost increase.

Most expenses on the budget are tied to contractual agreements. Discretionary expenses are approximately \$3,000.00

Jennifer will be reviewing contracts, shared expenses with Indigo Pond and any other cost savings available in the coming year.

An independent reserve analysis will be performed in 2022 to assist with 2023 budgeting.

A copy of the budget and budget item notes will be included with the Homeowners Assessment statement for 2022.

Jeremy Froehner made a motion to approve the 2022 budget. 2nd by Michele O’Hara
Unanimous approval by all in attendance.

Proactive Action Items

Assessment notices will be mailed to all homeowners by the end of the week.

Included will be a request for email and telephone updates from all homeowners.

Next Meeting

The next meeting will be on February 15th at 6:00PM at the East Lake Fire House

Motion to adjourn the meeting made by Jeremy Froehner at 6:26PM. 2nd by Rob Reardon