

# 2020 ANNUAL MEETING MINUTES

## Good Hope Townhomes

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January 16, 2020 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Laurie Allen, Bray HOA

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### In Attendance

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<b>(Management)</b>	<b>(Board)</b>	<b>(Members)</b>	
Laurie Allen	Mary Logsdon	April Berg	Shane Berry
Sarah Miller	Rhonda Bumgardner	Shannon Corey	Laquita Gillespie
	Toni Weber	Dave Hallenbeck	Pam King
		Elizabeth Lillie	Gregory Palmer
		Trey Peltier	Frank Reiner
		Mike Skaggs	

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### Notice of Quorum Achieved

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With 17 proxies received and 14 homes present, it was announced that quorum had been achieved.

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### Introductions

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Laurie Allen introduced herself as the Association Manager with Bray HOA Management and Sarah Miller as the HOA Violations Officer with Bray HOA.

Mary Logsdon introduced herself as the President of the Board of Directors.

Rhonda Bumgardner introduced herself as the Vice President of the Board of Directors.

Toni Weber introduced herself as the Secretary of the Board of Directors.

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### Approval of the Previous Years Minutes

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The present homeowners reviewed the previous years' minutes.

Motion: Mary Logsdon

Second: Toni Weber

There was a unanimous vote by the present owners to approve the previous years' minutes.

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### Old Business

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- The HOA has repaired several water lines breaks over 2019 and although the HOA has incurred expenses to make the necessary repairs the water bills have gone down a significant amount. The hope would be that as repairs are done water bills will continue to decrease.

- A member asked for an update on tree trimming in the RV parking area. Mary clarified that the tree trimming is not a service covered by the landscaping contract and in an additional expense, it was done several times in 2019 and will hopefully be done again soon as funds are available.
- A member asked if units will be painted in 2020. The board said that will be done as funds are available. The building that was recently painted was at an expense of almost \$11,000.
- There was a recap on roof repairs. Home Loan insurance has settled a claim for \$102,000 covering wind damage done to several buildings' roofs. This will only cover roof damage done from the wind storm, not all roofs needing replaced will be done in 2020.

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## New Business

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- A member asked why the fence repaired by the HOA was not done well or correctly and if it can be fixed correctly. Laurie will get with GJ Maintenance and investigate what can be done without HOA having to incur additional expense.
- A member requested that they be provided with material to fix a common fence that backs to the HOA park. They are willing to do the labor if HOA will provide materials. Bray will get with the member for a materials list and bring that estimate to the board.
- Member asked when the trash contract expires, requesting that the board gather new quotes and consider a less expensive company. Bray will research contract dates and gather quotes at the appropriate time.

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## 2020 Budget Discussion

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- Rhonda spoke to the raising of dues by \$25 per month. ***An increase of \$300 a year per unit is necessary to cover the inevitable water line breaks and repairs that are part of owning a 30-40-year-old home and to still have money available to do upkeep and pay monthly bills.***
- Members discussed possible ways to save money and be able to save without a rate increase.
- Rhonda explained the necessity of a reserve fund, it was explained that state standard recommendation for an HOA reserve fund is 10% of monthly income.
- Members expressed their frustrations with raising dues and the board explained the costs associated with the proposed increase.
- A motion was made by Mary Logsden to increase dues by \$25 per month. The motion was seconded by Toni Weber. With a vote of 10 For and 18 Against the motion failed
- A motion was made by Greg Palmer and seconded by Pam King to increase dues \$10.00 extra per month. With a vote of 16 For and 12 against the motion Passes.
- **The new monthly amount for dues will be \$180.00 per month per unit to begin March 1, 2020.**

Mary Logsden  
1/28/21