

3001 Condominiums  
HOA meeting  
September 11, 2023

The annual meeting of the HOA was called to order by President Mike Sullivan at 6:30 pm at the pool side of Unit 4. Present were Rodene Harwood (11), Doug and Maureen Beyer (7), Terry Harper (5), Mike and Joyce Sullivan (Joyce attended by phone)(4), Dan and Jan Price (2), Charles Crooks and Joyce Crooks (10), and Kraig and Linda Keltner (6). Debbie Fenske (8) was represented by Proxy to Doug and Maureen Beyer. Karen Hunt (9) was represented by Proxy to Rodene Harwood. Michelle Dalton (3) was represented by Proxy to Joyce and Mike Sullivan. Cindy and Rick Kellar (1) were absent and no one had their proxy. Dan Price reported that all notices were sent by e-mail and acknowledged as received.

The minutes of the 2022 meeting were read by Dan Price. Terry Harper moved to approve the minutes, second by Doug Beyer, passed.

#### 2022 REVIEW EXPENSES AND EVENTS

Mike Sullivan reported that he had spoken to the owner of the barking dog across from Units 1 - 6. Since then, the issue has been much reduced. Mike indicated that if there are any further issues, he has the phone number of the owner to call. He reported that she was very cooperative.

The painting and repair on the pool building by Kraig Keltner was acknowledged and thanks to Kraig for this volunteer work.

Thanks also was given to Mike Sullivan and Dan Price for their volunteer work on cleaning and dealing with various pool issues. This will continue the same next year.

Mike also reported that we have a new company to handle major problems and to open and close the pool.

Mike reported that T-4 had done the major tree trimming this year. Thompsons Landscaping is scheduled to do fall season trimming later in September. This has been delayed due to the warmer weather.

Mike reported that a safety mirror was installed at the entrance/exit to the area.

#### TREASURER REPORT

Rodene Harwood reported on the status of the current budget and handed out a draft of the proposed 2024 budget. See copy attached to minutes. Our current situation is good compared to last year at this time. There have been some difficulties due to the change from Bray to HOA Services. The Board proposal is to distribute a proposed final budget for next year later when further information becomes available. We will follow the same procedure as last year and a meeting held if requested by any member. The cost of insurance is currently unknown and will not be known for a couple of months. There are also going to be some changes with trash and recycling provided by the City.

Suggestions and additional items for budget or other consideration:

1. Resident proposal for tennis cover or slats on the South fence. Mike will get information about cost for this item.

2. The feral cats killing birds in the area was discussed along with possible solutions.

3. Possible changes to the pool rule on usage by guests was discussed. The current rule requires that a member personally accompany any guest using the pool. The member can be any member and not necessarily the member that has invited the guest. After thorough discussion, no change was adopted.

4. A discussion of House Bill 22-1040 and the opening and closing of the pool was discussed. After thorough discussion, it was determined that the Board of Directors will set the opening of the pool sometime in each May and the closing sometime before October 1. The exact dates will depend on weather, pool maintenance issues, and availability of the contractor to open and close the pool. Other specific times could be altered each year based upon a member meeting to change the Board's noticed dates. There will be some labor needed to help close the pool and members were asked to volunteer if they were available. Mike will contact the pool contractor to establish the date.

5. Mike reported that the lights are being changed to LED when they are replaced after burning out. He also reported that there have been some issues with Spectrum service in various units, but not all units.

6. The possibility of WIFI at the pool was discussed. Mike will check in to the possibility of a booster to get service.

#### ELECTION OF HOA BOARD FOR 2024.

Mike Sullivan reported that he, Rodene Harwood and Dan Price had agreed to run again for next year. There were no other nominations. A voice vote was taken on each person and the board for next year will be Mike Sullivan, Rodene Harwood and Dan Price. Passed.

Other general business was discussed. There was no further business to consider and the meeting adjourned.