

3001 Condominiums  
HOA meeting  
December 9, 2025

The annual meeting of the HOA was called to order by President Mike Sullivan at 6:00 pm at Unit 6. Present were Rodene Harwood (11), Terry Harper (5), Mike and Joyce Sullivan (4), Dan and Jan Price (2), Charles Crooks and Joyce Crooks (10), Kraig and Linda Keltner (6), Debbie Fenske (8), Claudia Kellar (1), Doug and Maureen Beyer (7) by phone, Karen Hunt (9) by phone, and Michelle Dalton (3) by proxy to Mike Sullivan. Dan Price reported that all notices were sent by e-mail and received. A quorum was established.

Mike Sullivan first wanted to thank all members that had volunteered during the past year.

The minutes of the 2024 meeting were read by Dan Price. Terry Harper moved to approve the minutes, second by Mike Sullivan, passed.

#### 2024 REVIEW EXPENSES AND EVENTS

Mike Sullivan gave a brief report of items mentioned in the minutes.

The pool cleaner could not be repaired, and a new cordless cleaner had been purchased.

The pool still needs painting but the paint has been obtained and the painting paid in 2025. The painting has not been done due to the crack in the pool that occurred in the process of draining the pool to permit painting. Repair will likely not be done until warmer weather in the spring which will allow proper repairs.

Internet hookup was discussed. Clearnetworx has wired for Units 1 through 6. Wiring for the other building is only in Unit 11 at this time.

Mike Sullivan completed the minor electrical items in the pool building but the toilet seat has not yet been replaced. The sand filter was corrected and functioned well until the very end of the irrigation season.

#### TREASURER REPORT

Rodene Harwood reported on the status of the current budget and referred to the information she had sent out to everyone's e-mail for the details. Our current situation is good and the proposed budget does not contain an increase in membership dues. There have been some continued difficulties due to some HOA Services issues. She reported that she has been able to work around the issues.

Mike Sullivan explained the changes made to the reserve funds. Two five (5) month certificates of deposit were obtained. The remainder of the reserve funds were placed in a money market account. This process allows for substantial interest compared to the last several years. Rodene Harwood indicated that it would result in a small amount of income tax to be paid to the US Treasury.

Dan Price moved to approve the proposed budget, second by Terry Harper, unanimously passed.

ELECTION OF HOA BOARD FOR 2025. Mike Sullivan reported that he would be willing to run again. Dan Price agreed to serve again for next year. Rodene Harwood indicated that she would not run again due to other obligations. Debbie Fenske said that she would serve if requested. Terry Harper moved to approve the board for next year to consist of Mike Sullivan as President, Dan Price as Secretary, and Debbie Fenske as Treasurer. A voice vote was taken and by unanimous agreement the motion passed.

Other general business was discussed. There was no further business to consider and the meeting adjourned at 7:03 p.m.