

3001 Condominiums
HOA meeting
September 16, 2024

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), Doug and Maureen Beyer (7), Terry and Lori Harper (5), Mike and Joyce Sullivan (4), Dan and Jan Price (2), Charles Crooks (10), Kraig and Linda Keltner (6), Debbie Fenske (8), Karen Hunt (9), Claudia Kellar (1) and Michelle Dalton (3). Dan Price reported that all notices were sent by e-mail and received. A quorum was established.

The minutes of the 2023 meeting were read by Dan Price. Terry Harper moved to approve the minutes, second by Charles Crooks, passed.

2024 REVIEW EXPENSES AND EVENTS

The budget procedure was explained by Mike Sullivan. In early December, a proposed budget would be sent to all members. This would include all expenses and proposed annual assessments. Any member having questions could contact any board member and any member could request a member meeting.

Mike Sullivan also explained the insurance premium increase last year from our homeowners insurance company (Farmers). The increase was substantial and more than the approved budget. The premium bill was received after the budget approval. Through efforts by Mike with help from HOA Services we were able to receive a policy even less than our budget from a company called 360 Insurance. The current information indicates that we should not have a substantial increase for our renewal.

Also last year we had issues with an estimate from T-4 Tree Services. The amount contained in the budget was insufficient. Also, there was an unexpected pool cleaner (Raul) repair that had to be done.

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 compared to last year at this time except the trees, landscaping and pool cleaner repair. There have been some continued difficulties due to some HOA Services issues. The HOA Services has adopted a new procedure that should reduce several of those issues.

Suggestions and additional items for budget or other consideration:

1. Doug Beyer asked about the possibility of an increase in the annual assessment to owners. Although we don't know at this time, Mike Sullivan estimated that we could be looking at about a 10% increase.

2. Jan Price questioned the low amount of transfer to reserves, \$200 per month. She thought that the amount was suppose to be \$400 per month. Rodene Harwood and Mike Sullivan explained that the amount was lowered when the tree issue was discovered.

3. Mike Sullivan explained the sand filter issues and his work with Thompson Landscaping to try to remedy the problem. Dan Price reported that the pump is still releasing water when it should not. Mike will contact the landscaping company again.
4. The proposal for tennis cover or slats on the South fence was discussed. No one seemed interested in following through with this at this time due to cost.
5. The possibility of better Internet/WIFI service was discussed. The only provider now is Spectrum but other competitors may be coming to our area. Mike will check in to the possibility of a group rate since we are all using Spectrum.
6. Pool maintenance. The pool needs painted but no member seemed to be concerned that it be done soon. Mike will get a quote from our pool service contractor.
7. Joyce Sullivan moved and Michelle Dalton seconded that the pool be closed this year about October 1. Motion passed.
8. Some minor electrical items need to be done in the pool storage room. Also needed was a light fixture and new toilet seat in the bathroom. Mike Sullivan said he would volunteer to fix these minor items.
9. The need to clean the pool storage room was raised. Several members volunteered to help take care of that item.
10. Mike Sullivan reported that we would probably put a new chlorine generator for the pool into the budget at a cost of \$1300 to \$1500.
11. Mike Sullivan also reported that he had the parts to fix and update the pool cleaner (Raul.) He would take care of that.
12. There was much discussion but no action taken on the bent light pole in the northeast area of the property.
13. Further planting of more trees was discussed. Kraig Keltner would check into the cost and selection of some new trees for our area.

Upon motion by Joyce Sullivan, seconded by Karen Hunt, it was unanimously decided that the annual meeting date be changed from the third Monday in September to the first week of each December beginning in 2025. The exact time, date and location to be announced by the Board in the meeting notice.

ELECTION OF HOA BOARD FOR 2025.

Mike Sullivan reported that he, Rodene Harwood and Dan Price had agreed to serve again for next year. There were no other nominations. A voice vote was taken and by unanimous agreement 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.