



## HOA Board Meeting Minutes

Date: 7/29/25

Time: 3pm

Location: Zoom

Prepared by: Armani Zangari

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### Attendees:

- Armani Zangari - SRG
  - Patrick Glackin
  - Jay Long
  - Devin Dillon
  - Den Rodgers
  - Allison Seymour
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### 1. Budget Approval & Financial Management

- 2025 Budget Approved with no dues increase.
- A motion was made by Pat to approve the 2025 budget which was seconded by Dennis with no opposition or descent. Motion Carried
- Expense increases: Insurance (15%), Management (5%), Water/Sewer (6%), Internet (3%), Trash (6%).
- Reserve contribution adjusted from \$102,000 to ~\$95,000.
- Surplus may be used to boost reserves.

## 2. Reserve Investment Strategy

- Current reserves: \$120,712.28 at 1.7% interest.
  - Board discussed transferring funds for higher returns (~4%+).
  - Awaiting project estimates from Shane (siding) before moving funds.
  - Board considering adding an additional bank account signer.
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## 3. Property Maintenance & Issues

- Landscaping: SRG to ensure weed whacking is completed this week.
  - Sewer Lines: Jay raised concerns about bubbling toilets and odors. SRG to investigate scoping sewer lines per pod.
  - Trash: Increased costs due to unauthorized dumping. Solutions discussed: reminder email, signage, and better monitoring.
  - Dog Issue: SRG to address unit owner regarding pet urination affecting units below.
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## 4. Internet & Utility Contracts

- Devin suggested a long-term internet contract to save costs. SRG to contact Xfinity.
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## 5. Annual Meeting Preparation

- Date confirmed: August 27 at 3:00 PM.
  - SRG to send meeting packet to board for review before distribution.
  - Board to work on increasing owner participation
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## 6. Board Membership

- Potential new members discussed.

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Action Items:

- SRG:
  - Contact Xfinity re: internet deal
  - Ensure landscaping work is completed
  - Reach out to unit owner (dog issue)
  - Distribute annual meeting packet for review
- Board:
  - Consider adding signer to bank account
  - Review annual packet and recruit new board members
- Adjournment: Motion to adjourn @ 3:32pm made by Jay and 2<sup>nd</sup> by Devin.