

**2023 ANNUAL HOMEOWNERS' MEETING
AGENDA
DECEMBER 7, 2023 @ 6:00 PM**

Attendees: Brent Bradbury, Tom Rubey, Brian Hasson, Jeremy Cram, Greg Munster, Laurie Ann Hill, Charles Schumacher, Jane & Tim Stehle, Mark Matthew Ward, Aaron Verstraete

Call to Order: 6:03 PM

1. Board Member Introductions – Each of the six board members present at the meeting introduced themselves.
2. Review & Approval of 2022 Annual Meeting Minutes – Tom Rubey motioned to approve, Greg Munster seconded, all in favor
3. 2023 Community Performance & Highlights – Association manager discussed YTD financials and cash balances, status of FDIC insured accounts, KPIs for 2023 operations and financial performance.
4. 2024 Budget Summary – Association manager summarized the 2024 budget making note that there would be no assessment increase going into 2024, expecting 5% increase on operating expenses, the 5 year reserve study completed in 2023 and its effect on future reserve expenses as well as a full explanation of 2024 reserve related expenses planned.
 - Tom Rubey asked association manager to ensure suitability of current planting plan for common area trees in 2024 (Swamp White Oak and Kentucky Coffee Trees have not always done well in the past)
5. Open Discussion –
 - A resident pointed out that the NACCCA documentation on the website is not all searchable in its current form. All agreed it was a worthwhile goal for the near term to digitize this information in such a way as to make it searchable.
 - A resident requested, and the Board agreed, that the NACCCA would post annual meeting agendas and their related minutes going forward.

- A resident asked if it would be possible to publish ARC agendas regularly, the Board will research the feasibility of this.
 - A resident asked that the Board focus on considering more eco friendly planting policies going forward, and to include more evergreen into future common area planting plans.
 - A resident asked about solar projects, Tom Rubey mentioned that the current NACCCA ARC Consultant would be working on incorporating solar guidelines into the greater design guidelines of the community in 2024.
6. A motion was made by Laurie Ann Hill to adjourn the meeting, Greg Munster seconded, all in favor.

Adjourn: 6:45 PM