

Annual Meeting Minutes December 14th, 2023

ATTENDEES

Pete Tarnapoll	David Dillon
Dr. Andrew Klaus	Lisa Sylvester
Katie Chatas	Charles Dankworth
Debbie Robinett	Jeff Shoewalter
Mark Klein	Chris Ingram
Devon Cotterman (NAI Ohio Equities)	Marci Ingram
Nicole Wolford (NAI Ohio Equities)	

CALL TO ORDER: 6:07 P.M.

Approval of the 2022 Annual Meeting Minutes: Katie Chatas motioned to approve; Lisa Sylvester seconded.

Community Update:

- The Railing that was fabricated into the ground is working wonderfully and would like to continue to secure the remaining.
- Painting of garages and power washing were both well received.
- Open Space to the north will be developed to new condos that will mirror the look of existing.
- Look to bid out landscaping board feels current company does not visit the site frequently and leaves bushes and mulch to look un manicured.
- Projected roof repairs to begin 2024-2027
- Look at the Frame around the garage doors and see if they can be repainted.
- Special assessment loan repayment, what is the interest rate, and can it be paid in full?

2022 Operating and Reserve Budget Overview:

- Operating Budget
 - Budget was approved assessments will increase \$200 starting 1/1/2024.
 - Concerning that funds are not growing fast enough due to a low interest saving account, could this money be moved to a more liquid account with higher interest rates.
- Reserve Fund and Assessments
 - Larger projects such as the entry brick work project caused the reserve to drop below what the Board considers acceptable; some residents are paying loan instalments to the master till 2026.
 - With assessment increases reserve account will be positive starting end of 2024 and assessments are projected to stay flat till 2028
 - Spoke about comps assessments and under that they are currently low in comparison to market

ADJOURNED: 6:51 P.M.