

# **STANTON HILL HOMEOWNERS' ASSOCIATION MEETING**

**Wednesday, November 13, 2019**

**LINKS RECREATION CENTER**

**OFFICIAL MEETING MINUTES**

**CALL TO ORDER AND ATTENDANCE:** HOA Board President Steve Abraham called the meeting to order at 6:34 PM and a quorum of 22 homes was established. Forrest Scruggs of Realty One, our property manager, was not in attendance.

**MINUTES:** *A motion to approve the minutes from the May 2019 HOA meeting was made by Gary Steele and seconded by Kerri Booth.* The minutes were approved as presented.

**FINANCIAL REPORT:** Marc Reece presented a recap of the 2019 budget to date. It was reported that the HOA stands to break even during 2019, but will not meet the \$2,000 reserves budget. The spending discrepancy was driven in large part because of overspending on property insurance (as discussed in May of 2019) and higher than expected snow removal costs due to heavy spring snow.

Mr. Reece also discussed the HOA's Waste Management contract at length. Current spending on the contract seems to be exceeding Waste Management pricing guarantees and the HOA appears to be being charged for 26 lots instead of 25. Mr. Reece will be in touch with Waste Management in order to seek out a refund as needed.

Finally, Mr. Reece gave an update on the HOA's reserves, which remain unchanged during 2019.

## **2020 Dues and Budget**

Mr. Reece presented the proposed 2020 budget. The budget seeks to increase total revenue to \$22,500. The proposed budget has slightly higher trash and landscaping costs, but seeks to bring property insurance back into historical range (lower than current spending). The increased budget will also make it easier for the HOA to meet its statutory 10% reserves requirement. In order to increase the overall budget to \$22,500, dues would need to increase to \$225 per quarter per household.

*A motion to increase dues to \$225 per quarter per household starting on 1/1/2020 was made by Gary Steele and seconded by Lee Brodie. The motion passed by a vote of 18 in favor, and 4 opposed.*

*A motion to adopt the \$22,500 budget for 2020 as presented was made by Kerri Booth and seconded by Chuck Fabio. The motion passed unanimously.*

## **HOA Business:**

- 1. HOA Management Services:** Steve Abraham updated everyone on the Board's interactions with our current management company, Realty One, and the ongoing search for a new company per instructions in the May 2019 meeting. Based on Mr. Abraham's extensive research and outreach to various management companies, Mr. Abraham recommended engaging Advanced Solutions Asset Management. The biggest concern with the change stated by attendees was ensuring a smooth transition between the current and new management companies. Mr. Abraham and Mr. Reece noted the concern and will work to ensure such a transition occurs. It was also noted that upon closing, recent property owners had paid variable amounts of advanced dues. In moving to a new management company, a current and clean account of where everyone stands is paramount. ***Kerri Booth moved, and Kathy Madden seconded, and motion to engage Advanced Solutions Asset Management as the new HOA property manager. The motion passed unanimously.*** Mr. Abraham will follow up on next steps.

## **Grounds and Maintenance:**

Mr. Abraham acknowledged that over the last several years, several meetings have focused on common area renovation, however very few changes have been made. Given the numerous ideas that have been discussed – everything from sodding the walkway, to removing lawn edging, to adding a play structure – Mr. Abraham volunteered to lead a subcommittee to address the topic. The subcommittee will convene in December of 2019 and meet as needed to bring recommendations back to the full HOA in the spring of 2020. Mr. Abraham will be leading outreach and coordination for the subcommittee's work.

## **HOA Safety and Security:**

Mr. Abraham walked through recent safety concerns in the neighborhood. The attendees rejected the idea of adding a central locked mailbox system, but agreed that keeping lights on and ensuring common-sense-diligence will remain a priority.

## **Board Officer Elections:**

Mr. Abraham and Mr. Reece's three-year terms officially end on 12/31/2019. The need for additional Board members was discussed and two volunteers joined in with the current Board, who agreed to serve another term. As such, the following slate was elected to serve from 2020-2023:

- President – Steve Abraham
- Vice President – Ru Ciel
- Treasurer – Marc Reece
- Secretary – Kathy Madden

*The slate written above was moved by Fernando Boschcini and seconded by Kerri Booth. The motion passed unanimously.*

**OPEN FORUM:**

No items were discussed.

**ADJOURNMENT AT 7:57 PM**

Respectfully submitted,  
Marc Reece  
Secretary, Stanton Hill HOA