

# Dalton Woods Homeowner's Association

## Board of Directors meeting minutes

### Thursday, September 19, 2024 @ 6:30pm

#### Board members in attendance:

- Tom Northey
- Jody Kirkman
- Jackie Alsobrook

#### Other Attendees:

- Toni Sponheimer– Leland Management

#### Call to Order:

- Meeting was called to order by Tom Northey at 6:30pm

#### Establish Quorum:

- A quorum was established with the presence of 3 Board members.

#### Proof of Meeting Notice:

- Meeting notice sent via e-blast and posted onsite more than 48 hours in advance.

#### Approval of Meeting Minutes:

- Jody Kirkman made a motion and Jackie Alsobrook seconded to approve the meeting minutes dated 8/13/24. Motion passed by all directors' present.

#### Unfinished Business:

- *Social Committee is discussing either hosting a fall potluck or a "movie in the park" with an RSVP. Looking for dates for potluck and a good date for the yard sale.*
- *Board is discussing obtaining an estimate for a permanent sign at the front entrance and possibly the park.*
- *Board will think more about the issue of the blind spot along SE 48<sup>th</sup>. Tabled until next meeting.*
- *Tree replacement discussion – 8 trees to take out & clearing up the underbrush. Tom Northey will give mgt. dates/times to meet landscaper to do walk-thru and obtain proposals.*

#### New Business:

- Board reviewed the draft budget and made the following changes:
  - 6040 – Legal Fees: \$3,200
  - 6090 – Postage: \$3,660
    - 6160 – Board was made aware of the management fee increase to \$1475 a month
  - 6220 – Corporate Annual Report: \$61.25
  - 6280 – Traffic Management: \$250
  - 6390 – Miscellaneous (*the Board understands this number may change so the assessment can be a whole number*)
  - 6550 – Tree Trim: \$8,000
  - 6700 – Pressure washing: \$1,000
  - 7810 – Electric: \$10,800
  - 7850 – Utilities Irrigation: \$4,000
  - 8005 – RESERVES – Pooled: \$30,000
  - 8010 – RESERVES – Roads: \$20,000

- *The Board understands that Leland will always recommend fully funding the reserves. The Board has decided to reduce 8005 from \$63,337 to \$30,000 and to reduce 8010 from 45,966 to \$20,000 for the 2025 operating budget. The Board feels that a 58% increase in the semi-annual assessments is not feasible for the community as a whole. The Board also would like the interest made from the CD to be put towards the reserves.*

**Adjournment:**

- With no further business to discuss, a motion for adjournment was made by Jody Kirkman, seconded by Jackie Alsobrook and meeting was adjourned at 7:34pm.

*Respectfully submitted by Toni Sponheimer, LCAM*