Executive Board Meeting Minutes 09/17/24

Meeting called to order at 5:40pm at President John Broadbooks' residence 1747 Ironton St. Attending: John Broadbooks-President, Jean Hadley-Vice President, Delle Casselberry-Treasurer, and Melissa Brown-Secretary.

1. Budget: review proposed 2025 budget for presentation to homeowners; also review remaining documents for inclusion in homeowners packet. Based on bids from potential new management firms, annual dues will be raised to $312. Reviewed expenses, approved total of $19,908 and income of $19,968 with increase in dues (vote 4-0 for approval); budget to be submitted at annual meeting for approval.
2. New management company for 2025: review 3 proposals. Heritage Property Management (GJ) at $512/mo, Red Leaf HOA Management (GJ) at $512/mo, Design HOA Management (Montrose) at $550/mo. After much discussion, approved Design HOA Management as is a local firm. John to finalize arrangements, and insure that things are in place to insure that Design can send out dues notices by 12/1/24.
3. 2023 tax return: still not filed—John has discussed with Decker & Associates-they now have all required documents. John to continue to monitor to insure Decker gets this filed.
4. DORA registration—ACCU has not completed this, now in final process. John to follow up with ACCU to insure this is completed.
5. Compliance with HB24-1233: requires two new policies for inclusion in good governance documents—review and sign. Board approved new collection policy and new phone/email registration policy (4-0). John to update good governance policies to include these changes.

Meeting adjourned at 6:40pm.

DRAFT