

Fairway Oaks at Stallion Springs Homeowners Association

Date of Meeting: 11/4/2023

Time of Meeting: 10:00 AM

Location of Meeting Stallion Springs CSD Board Room

Present at Meeting: Theresa Mann, President
Steve Hyland, Vice President
Don Wright, Secretary
Linda Lou Reed, Member at large
David Jordan, Treasurer

Additional Homeowners Present: Anne Lasnier, Rayleen Raganit, Pam Schultz, Marla Elrod, Sandra Siedenburg, Patty Cathcart, Roland Anderson, David Auch, David Malcom, & Chris Wieland

The Meeting was Called to Order @ 10:03 am. by Theresa Mann, President.

Steve Hyland motioned to waive the reading of the previous minutes, seconded by **Theresa Mann**...motioned approved.

Theresa Mann announced that Julia Pence of 6Pence Bookkeeping has been contracted to replace Denise Hatfield, who has resigned. Julia and Denise will be working together to assure a smooth transition.

Theresa Mann reviewed currently scheduled maintenance projects,

1. Concrete repairs are complete.
2. New handrails in 4 new places where safety is a major concern are planned and scheduled.
3. Critical tree trimming has been scheduled...Paragon Tree Care will be doing the work.
4. Sprinkler system maintenance and drainage issues...ongoing effort...David Auch has made lots of repairs...there will be more to come.
5. Roof repairs...currently setting priorities and getting ready to schedule highest priorities first.
6. Sprinkler water has been turned off for the Winter.
7. Stucco repairs have been pushed to 2025 except for emergencies.
8. Dry rot repairs will be handled at sale per the HOA's adopted policy.

Next up was the Budget discussion...Theresa Mann explained that the Board set 3 primary goals to guide it in preparing the 2024 Budget and the financial outlook for years beyond 2024...

Goal #1: Get necessary repairs made or on a critical timeline.

Goal #2: Maintain at least \$ 100,000 in the HOA's Reserve Fund Account.

Goal #3: Build the Reserve Fund to 100%+ of Annual Operating Expenses by the end of 2026.

Steve Hyland presented the 2024 Budget, breaking down the Budget numbers to a per unit and per month basis to better explain how our monthly dues are being spent. For 2024, there is little question that we will be drawing funds from the Reserve Account to make repairs. But the 2024 Monthly Dues increase significantly reduces the stress on the Budget.

An additional Dues increase is likely for 2025, which will help further reduce the Budget stress brought about by the repair work. The stucco repairs are most likely to occur in 2025.

By 2026, a dues increase is less likely as surplus cash flows continue to rebuild the Reserve Fund.

It is for 2027 when we estimate the Reserve Fund will be healthy enough that we can begin to consider planning for the larger ticket repair and restoration projects such as repainting the buildings, repaving the parking lots, and roof replacements. He emphasized that following this planned course of action puts the HOA on a much healthier financial course while responsibly taking care of maintenance issues.

Throughout the Budget discussion, Sandra Siedenbug voiced several concerns about the planned Dues increases, wondering whether special assessments were also planned. Steve's response was that no special assessments are planned or even being considered at this time. The financial outlook provides plenty of optimism, but the price for the optimism is contained in monthly dues increase for the next two years.

Open Discussion: The major open discussion item was brought up by both Sandra Siedenbug and Rayleen Raganit. Sandra and Rayleen are hopeful that the Board Meeting will be available on ZOOM. The Board's response was that Repairs and Maintenance and the resulting Budget have been the total focus of this Board so far and that the use of ZOOM technology has not been a priority to date. Steve Hyland indicated that he understood how to use ZOOM, but that it has not been his priority. This Board is generally in favor of face-to-face Board Meetings and Members Meetings.

After further reflection, Steve says he will begin considering ways we might use ZOOM that will not jeopardize the importance of these face-to-face meetings. Using ZOOM's microphone only capability might be a solution. Getting a sensitive enough microphone to pick up the conversations in CSD's Board Room will be an important challenge in this regard.

With no further new business, the Meeting was adjourned at around 10:46 a.m. by President Theresa Mann.

Next meeting to be January 20th at 10:00 am, at the Stallion Springs CSD.

Minutes submitted by: Don Wright, Secretary

Minutes approved by...

Attachment: 2024 Budget Presentation