

Feb 2025 Colonial Gardens Homeowners Association Board Meeting Minutes

2/6/25 held via Zoom at 1:00pm

In Attendance:

Aaron Eames & Scott Williams. Kaitlyn Linford (HOA Management)

Absent: None

1. Board meeting was called to order at 1:00pm via Zoom Meeting.
2. Oct Meeting Minutes were presented to the Board at the meeting. Minutes were previously approved via email and posted to HOA website.
www.goldenspikerealty.com/colonialgardens.
3. Financials: As of Dec 31st the acct balances were: Operating \$3862.18 and Savings \$9955.10. Owner Balances were reviewed and stated that 7 Owners are behind on Dues. All but 1 is making payments to be caught up. The Board directed that if the 1 Owner not making payments, does not pay by March then Mgmt is to proceed with sending the Owner to collections for the unpaid balance. Account Register was reviewed and expenses discussed. The 2024 Profit & Loss report was reviewed and stated that the HOA ended the year with a positive net balance, mainly due to Owners who paid ahead in dues. The HOA ended the over budget in the following expenses: Insurance, Landscaping, Plumbing Repairs, Snow Removal, Electricity and Trash Expense. Saving Reserve funds were transferred to offset the Plumbing repairs expense. It was noted that landscaping was largely over budget due to the expense in needing so many trees trimmed/removed. Mgmt is mostly concerned with the amount the HOA was over budget with insurance as this expense seems to be increasing due to the rising increase of insurance across the Country.
4. Annual Owners Meeting: the Board discussed this years upcoming Annual Meeting and decided that the meeting date should be May 20th at 6pm. The Board discussed if the meeting should be over Zoom again or in person. The Board voted that the meeting should be held via Zoom again this year and asked in the meeting how Owners would like to continue with the meeting in the coming years.
5. Insurance Review: Mgmt reviewed the updated insurance policy and noted that the policy increased by about \$1000 for the year. While not a huge increase, Mgmt is working with the insurance agent to see if there are any other options for the policy that would come in lower. The insurance agent so far has not found any options that are coming back lower but will keep Mgmt updated as they hear from the insurance vendors.
6. Maintenance: Mgmt updated the board on the Sewer Line issue in one of the buildings. The Repairs have been made but the plumber recommends having the line snaked as he noted some debris inside one of the lines. The Board approved for Drain Tech to clear the lines. Mgmt stated that they will need access inside a Unit. Board Member reported that the HOA could use his Unit to clear the lines. After this clearing the Board agreed that it should continue to be Owners responsibility to have drains cleared. Mgmt suggested a Maintenance form that will help Owners know their responsibilities vs the HOAs and suggested at the Annual Meeting a discussion be had about sewer line clearing and the importance of what items should not go down drains. The Board agreed. Mgmt reported

maintenance items that had been completed including; Asphalt patch, tree trimming, tree removal, and refill of the rodent boxes for pest treatment. Pest company suggests checking on rodent boxes again in April or May. The electrical panel is being worked on by the electrician so that carport lights will begin to work again. The panel has multiple repairs needed and because of this it will still be a few more weeks before repairs are completed. Mgmt and the Board discussed up coming maintenance items if funds are available. Top priorities shall be tree trimming of the West trees, sanding and painting of carport beams that are badly peeling and need repair.

7. Landscape Estimates: The Board reviewed the landscape estimate and voted in favor to stay with Absolute Outdoors.
8. Owner/Misc Discussion: None
9. Next Meeting to be in April with the date TBD. Meeting adjourned at 1:42pm.