

Notes from 11/13 meeting.

Started meeting at 7:01

All participants identified themselves for the Board.

Called to order by Jonathan Chase and seconded by Mike.

First order of Business is that Jonathan and Deborah were reelected to the current board positions to serve another term.

No reading of the Minutes from last meeting since Anna could not attend the meeting tonight.

Mike gave an overview of the association. Mike noted that he has been on the board for 10 years and there have been many improvement projects completed over the years. To note some of the projects completed are replacement of roof shingles, repairing of several chimneys, several areas of landscaping and drainage issues. There is ongoing work to complete the rest of the projects that are in the works. Resales of the units within the development have increasing gone up over the years. Aged delinquencies for monthly association dues have gone down significantly. Lastly there will be no increase for the monthly association dues for the 2024 fiscal year.

Sue Frida asked about the FHA approval and what is the status. Jonathan Chase answered the question and noted that the item that is holding up the approval is that the master deed has to be changed from weekly rentals to monthly rentals to prevent Air B N B scenarios in the development. This requires a 90% participation rate from the homeowners in the development and previous attempts have not yielded the necessary participation. Last time we have only 90 votes last time and what is needed to pass the change is 210 votes. Recently what has been approved was the ability to conduct online voting to allow those that can not attend a meeting the ability to log their vote to the deed change. We are proposing an open forum in January to discuss the issues. Prior to the January meeting, Gabrielle will send out the proposed budget for 2024 plus the rules and regulation for all owners to review. A proposal for the maintenance of the pool for the 2024 season is \$17,500 and was approved by the board in the closed-door session prior to tonight's meeting.

Parking issues on Covered Bridge court was brought up again and Gabrielle noted that she sent out notices to the regular offenders and will follow up. One of the homeowners brought up that they had some people park in their numbered spots and wanted to call the tow company, but they were not legally allowed to call since there is not sign annotating where vehicles would be towed to and how to get in contact with them. Mike wanted the homeowners to allow Gabrielle and the board to take the lead on this and come up with some solutions.

There are no new business items. Next meeting is on the 11th of December.

We adjourn meeting at 7:40 pm