

## HOA MEETING MINUTES - Jul 13, 2025 - 7:00PM @ Clubhouse

Attendees: Lori Friedman, Diana Summers, Sim Ford, Terry Palazzi, Patrick & Kimberly Taylor, Bryan Weinmann

1. Financial Report - see 2nd Qtr report attached  
Buildup of reserve fund for the future pool refinishing is progressing as planned
2. Water leaks from pool continue to be reduced after sealing repairs  
New Chlorine Generator System working well
3. Two lounge chairs were purchased to use on the pool shelf.
4. Dying tree at the Clubhouse was cut down and other trees trimmed.
5. Future HOA meeting dates - October 12 & January 11, 2026

### Financial Report

2nd Quarter 2025

						Balance
HOA FEES	4/2/25			ACH payments	1,875.00	65,169.09
Groundskeeping	4/3/25	ACH	Asa	Mowing	250.00	64,919.09
Electricity	4/15/25	EFT	AEP	Electricity-Sign	12.16	64,906.93
Electricity	4/15/25	EFT	AEP	Electricity-Clubhouse	176.51	64,730.42
Groundskeeping	4/15/25	ACH	Asa	Mowing 4/14	400.00	64,330.42
Admin/Bank Fees	4/26/25	EFT		ACH Banking Fee	20.00	64,310.42
Groundskeeping	4/28/25	ACH	Asa	Mowing 4/24	400.00	63,910.42
HOA FEES	5/2/25			ACH payments	1,875.00	65,785.42
Groundskeeping	5/8/25	ACH	Asa	Mowing- 5/5	400.00	65,385.42
Electricity	5/15/25	EFT	AEP-Online P	Electricity - Sign	12.16	65,373.26
Electricity	5/15/25	EFT	AEP-Online P	Elec- Clubhouse	47.11	65,326.15
Other Amenity Expenses	5/10/25	ACH	Amazon	Reimburse -Chairs for Pool	168.46	65,157.69
Other Amenity Expenses	5/20/25	ACH	Kroger	Reimburse-clubhouse supplies	23.67	65,134.02
Other Amenity Expenses	5/20/25	ACH	Scott's Mulch	Reimburse Scott's Mulch -gravel	38.96	65,095.06
Groundskeeping	5/21/25	ACH	Asa	Mowing - 5/20	400.00	64,695.06
Other Amenity Expenses	5/16/25	ACH	Home Depot	Reimburse- landscape wall repair	59.40	64,635.66
Pool Maint & Expenses	5/28/25	EFT	Pool Foolin	Invoice 673	1,339.77	63,295.89
Admin/Bank Fees	5/28/25	EFT		ACH Banking Fee	20.00	63,275.89
HOA FEES	6/2/25			ACH payments	1,875.00	65,150.89
Groundskeeping	6/2/25	ACH	Asa	Mowing - 5/29	400.00	64,750.89
Insurance	6/6/25	EFT	Travelers Ins	HOA Insurance	2,993.00	61,757.89
Groundskeeping	6/10/25	ACH	Asa	Mowing 6/7	400.00	61,357.89
Attorney/Govt	6/10/25	1801	Treasurer of	DPOR Annual Registration	30.00	61,327.89
Electricity	6/15/25	EFT	AEP-Online P	Electricity - Sign	12.03	61,315.86
Electricity	6/15/25	EFT	AEP-Online P	Elec- Clubhouse	178.51	61,137.35
Other Amenity Expenses	6/18/25	1802	New Hites Tr	Tree Removal and Limb Trimming	2,775.00	58,362.35
Groundskeeping	6/21/25	ACH	Asa	Mowing 6/18	400.00	57,962.35
Admin/Bank Fees	6/25/25	EFT		ACH Banking Fee	20.00	57,942.35
Other Amenity Expenses	6/30/25	ACH	Walmart	Reimburse Weed Killer	40.68	57,901.67

### 2025 SCRA Budget

Expense	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	TOTAL
Pool Expenses	5892.65	0.00	0.00	0.00	1339.77	0.00	1162.70	1000.00	1000.00	1000.00	0.00	0.00	11395.12
Electricity	95.95	257.38	290.30	188.67	59.27	190.54	341.14	350.00	350.00	350.00	120.00	80.00	2673.25
Groundskeeping (Mowing)	0.00	100.00	0.00	1050.00	800.00	1200.00	1050.00	800.00	800.00	800.00	400.00	0.00	7000.00
Other Amenity Expenses	0.00	0.00	22.62	0.00	290.49	2815.68	0.00	0.00	100.00	100.00	0.00	0.00	3328.79
Insurance	0.00	0.00	0.00	0.00	0.00	2993.00	0.00	0.00	0.00	0.00	0.00	0.00	2993.00
Govt/Attorney	0.00	0.00	0.00	0.00	0.00	30.00	0.00	25.00	175.00	0.00	0.00	0.00	230.00
Admin/Bank Fees/POBox	20.00	33.26	26.76	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	200.00	440.02
Total Expenses	6008.60	390.64	339.68	1258.67	2509.53	7249.22	2573.84	2195.00	2445.00	2270.00	540.00	280.00	28060.18
HOA Fees (income)	10950.00	2700.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	32400.00
Bank Account Balance/est.	559,449	561,759	563,294	563,910	563,276	557,902	557,203	556,883	556,313	555,918	557,253	558,848	

		Estimated	Actual
Reserve Fund Buildup Plan	2022	\$26,621	\$26,621
	2023	\$36,000	\$41,004
	2024	\$52,000	\$54,508
	2025	\$59,000	
	2026	\$70,000	