

Seventh Tee HOA Board and Member Annual Meeting

Date: Saturday December 9 2023 - 3 pm

Place: Held at real estate offices of Blaine Johnson Conference room, ERA Shields Office, 130 E. Cheyenne Mountain Blvd.

Time: 3:00 to 5:00 P.M.

Attendees -Bruce Brooks Wes Esli Kathleen Blaine Michael Rollie Mary John Martin Markus Brent Rob

Proxies to Michael for Mike and Celeste - Proxy for Amy to Mary

Agenda:

1. Old business: Review of 2023 – use follow up in Michael’s memo
2. Financial report on 2023 and consideration of 2024 budget – Brent reviewed the costs for 2023 - discussion of money market – 2% interest – discussion of whether to put it in a cd or not – staying liquid is safest

Income statement – review of items – 7 items of savings – insurance cost almost \$4k more last year

Discussion of water costs and sprinkler usage and snow removal – will seek a proposal from Rob to provide snow removal

February is when insurance costs come in – policy starts in that month – we should know the increase in insurance by the end of December

Budget items discussed – trash is under a 3-year contract

Recycling is every other Monday – with at least 7 units participating

Deficit for 2024 is \$8244 – discussion – dues or assessments – 2 assessments would be a bad sign – wait until February to approve the budget – seek Celeste’s sense of comparable HOAs for increases in dues ?

John motion to approve budget as presented - Blaine second – passes unanimously approved

Blaine – motion - meet by end of January to revisit budget – second – Mary – discussion of items

Rob joined the meeting

Costs of master landscape plan – alternatives?

Painting needs – exterior conditions discussed

Unanimously approved

Blaine – motion for board to present landscape master plan and exterior condition options at next meeting –John second – unanimously approved

Rob – discussion of members' willingness to fund needs and projects

Board to draft a survey of member fiscal capacity to support projects, and priorities for those projects – results to be provided to the president for the January meeting.

3. New business: Priorities and goals for 2024

4. Election of Directors

Michael, Bruce, Mary, Blaine, Rollie proposed as slate of directors

Brooks motion and Rob seconded this slate of board members - Unanimously approved

Meeting adjourned at 4:45

Board members elected Michael as President, Bruce as secretary and Blaine as VP

Mary and Rollie are general board members