

Board of Directors Meeting December 16, 2024

Board Members in Attendance: Joy Tapper, Bonnie, Lisa Loly, Hailey Stefan, Camille Roberts, and John Hester.

Other residents: Rosanne Clementi, Megan, Janis or Mack Ogren,

Joy said we have a quorum and called the meeting to order at 7:00pm. Previous meeting minutes distributed. Camille moved to accept, and Bonnie seconded.

Treasurers Report by John Hester.

Colony Oaks HOA Financial Summary Report

Month: November 2024

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 19,738.00	\$ 19,800.00	\$ 19,505.33	\$ 19,800.00
Y-T-D	\$187,645.60	\$198,000.00	\$202,890.10	\$198,000.00
		Variance	(\$ 15,245.00)	

Cash Position

Operating Fund	\$ 32,084.43
Reserve Fund	\$141,674.15
Total	\$173,758.58

Managers' report: Lights at the addresses; called a new company, they found the power source and they found where the line had been cut. All new wiring for South Russell. Two people in collections for a 45-day demand. One outstanding violation on lattice work, final letter went out.

Joy said no word from Gordon's attorney and our attorney will do another demand letter.

Gutter cleaning at 1-9 was completed. Christina needs to have someone check the sump pumps. John said Unit 9 gutter is full.

Joy asked if the new pump approved, and Christina said she did and she will follow up.

Tom is worried about the palm tree behind his unit is bent. Please have someone look at it.

George has not been able to get the roof inspected. Christina must find someone else.

Budget: John explained the budget; no increase in the monthly homeowner fees, Camille moved to approve the budget and Bonnie seconded, motion carried.

Notice of the annual meeting came in the mail today.

Homeowners: no questions. Hailey said they would prefer vines back on their wall.

Camille moved to adjourn at 7:29pm.