

1. Open Meeting

- a. Proof of Notice was sent out.
- b. We have a quorum, and the meeting was called to order at 7:00 PM. The meeting is virtual with the following BOD in attendance – John Hester, Joy Tapper, Tom Krystyn, Bonnie Sevier, Natalie Lazzara, Lisa Loly. Homeowners present: Barbara Krause, Rita Szymanski, Meg Moroney, and Janice Ogren.
- c. Minutes from previous meeting – no corrections or comments. Minutes accepted.
- d. Treasurer’s Report – Given by Natalie Lazzara.

**Colony Oaks HOA**

**Financial Summary Report**

Month: April 2025

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 20,722.00	\$ 19,800.00	\$ 23,277.57	\$ 19,800.00
Y-T-D	\$ 63,832.33	\$ 59,400.00	\$ 74,142.13	\$ 59,400.00
		Variance	(\$ 10,309.80)	

**Cash Position**

Operating Fund	\$ 26,476.37
Reserve Fund	\$ 162,350.92
Total	\$188,827.29

- e. Manger's Report – There are no violations, collections, and legal actions.
- 2. Old Business
  - a. Wall Collapse – Check was received from Old Republic!!
  - b. Light Post – Installation scheduled for this week.
  - c. Storm/ Wind Roof Damage repairs – Invoices went out to the 14 homeowners with roofs needing repairs, with a few reimbursements still outstanding from home owners.
  - d. Condo Tree Limb Damage – There was a cost of \$1700 to the HOA to clean up and remove the tree that fell on our property.
  - e. Sump Pump – There is an electrical issue with one sump pump that will be repaired.
- 3. New Business
  - a. Several pavers around the water retention area need to be replaced.
- 4. Owners Session –
  - a. Tom asked about the inexpensive gutter guards Jorge recommended to Chris. Jorge is too busy with other properties to replace the old gutter guards. Lisa recommended buying guards from Home Depot.
  - b. Meg asked for a picture of the roof damage before reimbursing the HOA. Chris said Jorge lost the pictures on his phone but will provide pictures of the repairs.
- 5. A motion was made and seconded to adjourn the meeting at 7:35.