

## BONNIE RIDGE HOMEOWNERS ASSOCIATION ANNUAL MEETING

December 5, 2024 7:00 PM

Casey Jones Pavilion

### DRAFT OF MEETING MINUTES

#### HOA Board Members:

President, Jo Kelly

Secretary Treasurer, Connie Pipes

Meeting called to order by Jo Kelly at 7:13 PM

**Determination of Quorum:** 34 Homeowners are current on dues. 20 percent =quorum (7). There were 8 homeowners present and 2 by proxy (Fritz & Noe).

**Draft of July 13,2023 Annual Homeowners Meeting Minutes:** Copies of the minutes were provided to each homeowner for review. Motion to approve by Janice Orr, Seconded by Chris Hughes.

**Financial Review:** Financials presented by Connie Pipes. 2025 Budget was presented with new annual homeowner's dues of \$175.00. It was noted that the expenses the dues pay for have increased over the last few years. Motion to approve the 2025 Budget by Michael Kelly, Seconded by Chris Hughes.

**Architectural Review Committee Report:** No issues were presented. Current members are Tim Frick, Frank Lonardo and one Board Member. The Committee must have a minimum of 3 members.

**Notes From the Board:** Jo Kelly thanked all homeowners who have stepped up to help with maintenance on the common grounds. Mowing, fencing, Tree/Slash removal. Jo Kelly brought up that CORE Electric will be doing mitigation to trees along the power lines beginning 2<sup>nd</sup> quarter of 2025.

**Mitigation:** The Board vetted 10 Contractors. Jo and Connie met with 4 contractors to get quotes on mitigating Tract A (Highest priority). Dove Creek was chosen and a contract has been signed with work expected to begin in mid-January, 2025. Connie presented the status and details of the CSFS Grant Application that was submitted on behalf of Bonnie Ridge and 3 other subdivisions in October. Connie also presented a Mitigation Cost Analysis Summary of Private Funds vs. CSFS Grant Funds.

**Special Assessment:** There was a discussion regarding a special assessment to be assessed to gather funds for future mitigation on Tract C, Tract B and Tract D. 6 homeowners agreed that the special assessment should be set at \$250.00 per lot. The Board agreed and the assessment will be due spring of 2025.

#### **Election of Officers:**

Janice Orr nominates **Jo Kelly as President.** Second by Chris Hughes. No other nominees. Motion carried.

Tim Frick nominates **Brian Lewis as Vice President.** Second by Chris Hughes. No other nominees. Motion carried.

Janice Orr nominates **Connie Pipes as Secretary/Treasurer.** Second by Chris Hughes. No other nominees. Motion carried.

**Meeting was adjourned at 8:34 PM by Jo Kelly**