

## **2023 Annual Meeting Minutes**

**December 27, 2023**

- I. **Roll Call / Quorum** – With 36.80% of membership in attendance or via PROXY a quorum was established to conduct business.
- II. **Attendance:** Dean Johnson, Jeff Spanel, Lauren Burnett, Greg Burnet, Rob Grimes, Chris Silversmith, Nikki Mills, Gregory Barnett.  
  
**Others in Attendance:** Chris Vandenberg, Dave Zippie – CPA, and Michael Walter – Managing Agent
- III. **Call To Order:** Dean Johnson – President, called the meeting to order at 4:06 PM
- IV. **Approval of Minutes of the 2022 Annual Meeting:** Dean Johnson made the motion to waive reading of the Minutes of the 2022 Annual Meeting held December 22, 2022. Jeff Spanel seconded the motion to waive reading of the Minutes of the 2022 Annual meeting and approve as presented. With a vote taken, the Minutes of the 2022 Annual Meeting held December 22, 2022, was approved with no dissenting votes cast.
- V. **Update on the Status of Hiring a Company to Monitor the Parking Lot:** Jeff Spanel gave a brief update on the status of hiring a monitoring company for the parking lot. Jeff stated that he and Chris Juergens of the Lot2 Association had met with the principles of the monitoring company used in Chapel Square and there was an agreement on all of the concerns presented by Jeff and Chris that were brought to light at the joint meeting of the two associations. Jeff stated he had not received the updated proposal and he will check further with Chris Juergens in moving this contract forward and then get back with everyone.
- VI. **2023 Financial Review:** Dave Zippie – CPA reviewed the financial statements for the HOA for the period ending October 31, 2022. Dave reported that the HOA was right on track to end the year right on budget with a small deficit due to utilities.
- VII. **2024 Budget:** Dave Zippie presented the 2024 budget approved by the Board. Dave stated that due to increases in the cost of insurance, snow removal, utilities, and trash removal the operating budget was increased above the 2022 level from \$129,860 in 2022 to \$144,700 in 2024. With no one expressing dissent with the budget as presented, the 2024 budget was ratified by the members.

- VIII. Election of Board Members:** Dean Johnson, Lauren Burnett, and Katie Kuchler were elected to serve as Board Members for a three-year term ending upon the 2026 annual meeting.
- IX. Other Business:** No other business presented.
- X. Adjournment:** With no further business presented, Dean Johnson made the motion to adjourn. Jeff Spanel seconded the motion and with a vote taken, the 2023 Annual Meeting was adjourned.

Approved:

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