



- Management Company
  - Discussions
    - Delinquency - notice goes out if you are 2 or more cycles past due. Previously it was \$500 but then that makes it a year delinquent.
    - We are almost through September (Rebecca has looked at most invoices). Excel sheet showing budget vs. actual expenses.
    - Expenses currently \$195k could be impacted by how much snow we have this fall. Budgeted \$180k, but \$32k would have come from reserves.
    - Annual budget will go out with notice and invite to annual meeting.
    - Annual Meeting will be 100% Zoom.
    - Delinquency – 75 accounts at \$17,865
      - 4 have liens representing \$7,038
      - 8 accounts owe 2 quarters or more (but liens not filed yet)
      - 15 small balances
      - Leaving 48 homeowners (totaling \$7,200) owing current quarter – with next quarter billing just days away.
  - Committee Updates –
    - Overview
    - Social - Doing a great Job FUN events.
    - Communications – does not meet. None of the members seem interested anymore.
    - CC&R - does not meet
    - Common Area - None updated.
    - Budget & Contracts
      - meet later.
    - Need to Recruit Committee Members for Several committees.
    - Committee Members are welcome to join the Board meetings to discuss their Own Committee updates.
- **Next Meeting:**
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  - Pre Annual HOA - October 28, 2024 @ 5:00pm via Zoom
  - Annual HOA meeting Oct 29 at 5:30
  - Meeting Closed – 6:05pm

Sincerely

Laura Benson, President