



BOARD MEETING

WEDNESDAY, FEBRUARY 7TH
NOON – 1:00 P.M.
NORTHEAST LIBRARY
5513 THOMASVILLE ROAD

Minutes

Call to Order

Board Members in attendance

Steve Lewallen, President
Christine Boulos, Vice President
Greg Madden, Treasurer
Larry Momyer, Secretary
Brandi Van Leuven
Danny Hayes, Association Manager

Homeowners in attendance

Barbara Lauer

Treasurer Report: *Greg Madden, Treasurer*

- Budget overview for 2024 reviewed
- Forecast 2024 thru 2030, road repaving potentially in 2030, gradual increases in other monthly & yearly expenses, no change to annual dues anticipated but review during Aug meeting prior to 2024 notices being set out
- Spreadsheet modeling can be used to change forecast assumptions
- Discussion on maximizing CD returns, strategy options as road repave need gets closer
- Current P&L balance sheet update: *Danny Hayes*
- No imminent financial issues of concern
- One resident is delinquent for 2023 dues

Committee Updates

- Book Club: *Christine Boulos, ongoing*
- Welcoming Committee: *Brandi to deliver to Kriebal family, no other new residents*
- Architectural Committee: *Steve Lewallen Kriebal family addition approved*



Business

- Landscaping Updates & Plans
 - West Entrance Improvement Plan: *Christine Boulos*
 - Monitor new growth in East Entrance
 - Possibly have Pascual handle West Entrance improvements
 - Consider improvements to lighting (positioning & brightness)

New Business:

- BB Lake/Pond fence gate may need repair/replace: *Steve Lewallen*

Future BBHOA Meeting Dates: (Noon on Wednesdays at NE Library)

- ✓ April 3d
- ✓ August 21st
- ✓ October 2d (Annual Homeowners' Meeting Location TBD)

Adjournment