

Villas at Savona Homeowners Association

Board of Directors Meeting Minutes

Wednesday, 25-Oct-2023

6:00PM

Board Members Present: Jamie Heinemann, Lloyd Flowers, Brad Gettings, and Ed Slowinski

Board Members Absent: None

Management Company Representative: Kevin Leastman

Guests: None

1. Call to Order(President)

Jamie called the Meeting to order at 6:01 PM

2. Review/Approval of Previous Meeting Minutes (Secretary)

Minutes from the previous meeting were read and the motion to approve was passed unanimously.

3. Review/Acceptance of March Financial Reports (Treasurer)

The financial reports were presented by Lloyd Flowers and were accepted by the Board.

The financial details were highlighted:

- No Delinquent accounts - All Owner dues are current
- Overall costs were in line with the budget through September
- Unplanned expense due to receipt of part ordered two years ago (\$9335)
- Unplanned expense due to replacement of damaged backflow suppression valve (\$9880)

4. Results of voting for the Director position was announced by Kevin

Lloyd Flowers was re-elected in March for a three-year term.

Old Business:

- Review of letter that was mailed to all Owners regarding proper disposal of trash and large items

New Business:

- The 2024 Operating Budget was approved by the Board
 - HOA fees will be increased to \$363 monthly
- The following items influenced the decision to increase the HOA fees:
 - Insurance - costs decreased slightly due to new insurance coverage plan/limits
 - Landscaping - Landscapers increase their rate in 2023, after our budget had been approved
 - Roof Maintenance line item was added to budget (roofs were previously covered by warranty)
 - Utilities - Raised to cover expected 5% increase for COX
 - Gate Cameras - Added budget item to allow cameras to be added to monitor gate traffic
 - Reserve account pay back added to replenish amounts used for unexpected expenses
- A Reserve Study of 45 critical items will be ordered and the results reported to the Owners.

5. Homeowner Open Forum - Discussions Topics:

Discussion related to gate codes and ability to call owners from entrance gate. Please contact the Management company to verify or change your information

Stray cats and large dogs - Please Do Not feed strays. Large dog problems are in review with lawyer.

Strong recommendation to check and replace any smoke detectors older than 10 years.

6. Meeting was Adjourned at 7:10 PM