**ATTENDANCE**

|  |  |  |  |
| --- | --- | --- | --- |
| X | Chris Satterfield, President |  | Joe Perez, Vice President  |
| X | Marsha Bennett, Secretary | X | Riley Bair, Treasurer  |
| X | Angela Carter, Member at Large |  |  |

**CALL MEETING TO ORDER** – The meeting was called to order at 9 PM.

**APPROVAL OF BOARD MINUTES** – The minutes of the September Board meeting and the October Subcommittee meeting were approved as written.

**TREASURER’S REPORT**

* Financial Reports – At the end of October, Current Assets were $42,943.65. Net Income was ($10,516.01). Year to Date Net Income was $13,935.77. The 2025 budget will be put on the website when finalized. We need to develop a plan for building a contingency fund to deal with emergencies and/or unplanned expenses.
* Delinquency Report – The Delinquency Report at the end of October showed that 21 residents or 6.82% have not yet paid their 2024 dues. The total delinquent amount is $9,897. Fifteen homes have not yet paid this year’s dues. Another two did not pay last year’s dues, well as this year’s dues, while four have not paid dues for more than two years. CSolutions is going to begin calling delinquents to encourage payments. Management of delinquent dues going forward will be discussed at the upcoming Owners’ Meeting.

**OWNERS MEETING PLANNING**

It was decided to use a timed agenda to stay on track and to move through the entire agenda in the two hours allotted. We will not use PowerPoint or handouts. Chris will outline the topics at the beginning of the meeting.

* We will take about 10 minutes to get settled, call to order, approve minutes and have a last call for individuals who would like to run for the two Board positions up for election. Position #2 is currently filled by Angela Carter. Position #4 is filled by Riley Bair.
* The next 20 minutes will consist of a discussion of the challenges we are facing in managing the Common Areas.
* A discussion of the Budget and Dues will take the next 20 minutes.
* This will be followed by ways we would like to increase owner participation in the HOA.
* The meeting will close with the election of new Board members and member input.

**ADJOURNMENT** – The meeting was adjourned at 7PM.