

Annual HOA Meeting

1/19/2022

7:00pm

Board members present:

Dan Decerbo - President
 Joey Laughman - Vice President
 Stephen Mascarella - Treasurer
 Brandi Frank - Secretary

Not Present:

Sarah Grimm - Landscape/Event Coordinator

Homeowners present:

Joel Misirian
 John Schweser

- Joel Misirian-homeowner and Troy Police Officer looked at police reports from December 2021 and January 2022. Some ambulance calls and one call for a basketball hoop laying in the road, but no other calls worth noting or crime reported.
- Stephen Mascarella gave the Treasurer's Report: Account balance \$87,195.60.

		2021	2022
		new Treasurer 1 July	
BALANCE			
Starting		\$56,662.97	\$70,738.40
		\$65,094.16 with savings	
Ending		\$70,738.40	\$87,195.60
INCOME			
Yearly Association Fees		\$16,350.00	\$18,675.00
Status/Mortgage Agency Fees		\$675.00	\$150.00

Fines		\$0.00	\$0.00
Lien Removal		\$0.00	\$0.00
Other		\$8,831.55 (Transferred from Savings Account)	\$0.00
		\$25,856.55	\$18,825.00
EXPENSES			
Fountain & Pond Maintenance		\$3,599.71	\$0.00
Fountain Electricity		\$2,283.57	\$0.00
HOA Operating Expenses		\$1,865.59	\$2,232.80
Credit Card Processing Fees (HOA began accepting CC Jan 2022)		\$0.00	\$0.00
Savings Transfer (Account closed 3 June 2021)		\$400.00	
Legal Fees		\$332.25	\$0.00
Lien Filings		\$0.00	\$0.00
Community Event Expenses		\$0.00	\$0.00
Misc (majority Kensington Entry Sign Maintenance)		\$2,155.00	\$135.00
		\$10,636.12	\$2,367.80

- Savings account was closed and moved to checking, based on the recommendation of HOA's CPA..
- Miscellaneous income of \$2,155.00 includes overpayment of dues (some paid \$125 instead of \$100), postage, event coordination that had been misidentified, etc.
- Now accepting credit cards. GoDaddy wanted a big cut (And control of payment system we were uncomfortable with), so we have new website hosting.

- We are a healthy board at this point, planning for the eventual need to drain & clean the pond, as well as maintain and replace the pumps. At some point, the EPA will mandate draining.
- Pumps, release of new fish, and maintenance, will all continue to help delay the need for draining.
- Board plans to put stones/gravel around the pond, but is having difficulty finding a contractor.
- Website: biggest reason for switching platforms is more affordable credit card payment options and ease of use. Ultimately it will be around \$50 more per year with this new website company out of Tipp City. There is a 3 ½% fee to pay HOA dues online, as well as an option for automatic yearly renewal.
- Out of 268, 53 homeowners have not yet paid their HOA dues.
- If any homeowner has any suggestions or input of what information to put on our new website, please email the board.
- Dan Decerbo opened the meeting up for questions, comments, concerns from homeowners:
 - John Schweser asked if we could schedule two meetings a year instead of just one. The Board discussed that we used to hold an additional August meeting before COVID hit and we would like to do that again if possible.
 - Joel Misirian asked about the September 2020 vote concerning above ground pools. The Board shared that there have been legal proceedings that delayed our reporting on this. We can now share that there were insufficient votes to change the covenants regarding above ground pools.
 - John Schweser asked about the possibility of putting a basketball court in at the park. The Board will check with the city and our CPA about this. It would have to be taken to a neighborhood vote before moving forward.

Dan Decerbo motioned to adjourn the meeting and Stephen Mascarella seconded the motion.