

ELCA Special Budget Meeting

A budget meeting was held on August 23, 2021.

Tobi Manspeaker, President called the meeting to order at 7:05pm. The meeting was held via teleconference.

Present were:

President: Tobi Manspeaker, D3

Secretary: Jim Buck, B6

Treasurer: Stacey Adams, B3

Member at Large: Erika Goetz, B2

Member at Large: Donna Elston, H1

Bookkeeper: Maria Karr, F2

Budget: The budget for 2021 was reviewed by the board. Some categories were reduced and some increased for 2022. The \$305 HOA fee will remain the same for 2022.

Maintenance projects for 2022 will be replacing gutters for four additional buildings and paving the parking lot. Jacques Ven Der Westhuizen repaired the deck on H4, and Dan Casey with Pro Source LLC has replaced decks this year on A6, E5 and F5 at a cost of approximately \$8000 each project. Additionally, F5 and H5 steps were replaced, plus the landing on H5. These two projects cost over \$20000. That said, Tobi and Dan evaluated the additional steps, landings, and decks on the property. The conclusion was 8-9 additional decks, stairs and landings need to be replaced next year. The original wood is now over 30 years old.

For the HOA dues to remain the same, the Board made the difficult decision to impose a \$2000 special assessment to each homeowner for 2022. Payment options will be offered at the annual meeting.

Adjourn: Tobi Manspeaker made the motion; seconded by Jim Buck to adjourn the meeting. This was unanimous. The meeting adjourned at 8:17pm

Jim Buck

Secretary