

Almond Glen Owners Association, Inc.

Annual Meeting

July 21, 2022, at 6:30 PM.

Candidates:

- Rob Smith (Incumbent)
- Eric Barnes (Incumbent)
- Boyce Elliot (Incumbent)
- Virginia Pough (Incumbent)

- Justin Locatis (Write in)

Quorum Verification:

- 31 attendees, including proxies, were present, meeting the required quorum of 30 to officially hold the meeting.

Opening Remarks:

- Rob Smith (Meeting Chairman) thanked everyone for attending and verified the attendance.
- Proxies: Attendees discussed gathering additional proxies to meet the quorum requirement. Some members were contacted via text and email to provide their proxies.

Board Elections:

- There were five open board positions with four people running for the board.
- As there were only four candidates for five positions, Rob Smith notified the membership anyone who offered to run for a board seat would win without a challenger.
- Justin Locatis offered to run.
- No formal vote was held as the gathered membership acknowledged the 5 candidates would win and the vote would be an unnecessary formality.
- The positions were filled by the four candidates present and Virginia who was unable to be at the meeting in person.

Financial Overview presented by the 2021-2022 Board Treasurer; Eric Barnes

- 2021 Year-End Budget:
 - The townhome-specific budget was \$8,000 under budget.
 - The common budget (covering general community expenses) was \$9,500 under budget.

- These savings were transferred into their respective reserve accounts.
 - Common reserve transfer: \$99,189.
 - Townhome reserve transfer: \$88,197.
- Budget Adjustments:
 - Electric and water costs were below budget, particularly electricity, which had been under budget by \$3,000 for the past few years. The budget was reduced accordingly.
- Delinquencies were at an all-time low, with less than \$2,000 outstanding across the neighborhood.
- Dues: For single-family homes, dues had decreased slightly, while townhome dues had increased due to reserve adjustments.

Community Updates:

- Townhome Pressure Washing:
 - Delayed due to crew members contracting COVID-19. Expected to start within the next week, lasting 2-3 days.
- Caprington entrance (Townhomes):
 - Developers requested changes to the entrance road near the community, but the Board decided not to allow changes that would prevent left turns.
 - A proposal to reroute the entrance was considered but dismissed due to the half-million-dollar cost.

Open Discussion:

- Community Involvement:
 - Discussion on encouraging more community participation, particularly from townhome residents.
- Playground Proposal:
 - Cost: Estimated at \$30,000, too high for current budget plans.
 - Concerns raised about noise and upkeep. The idea was shelved for future consideration.

Conclusion:

- Meeting adjourned after a final call for any questions or concerns from attendees.

Next Steps:

- The new board will determine officer roles.
- The community will continue with bi-monthly board meetings and Zoom participation.