



# SPRING RIDGE

## HOMEOWNERS ASSOCIATION

Tony McLaughlin, President  
Dave Olander, Vice President  
Wendi Elliott, Secretary  
Patti Zeis, Treasurer  
Anita Van Ert, Assistant Treasurer  
Chelsea Karlgaard, Member at Large

### BOARD MEETING MINUTES

December 5, 2022

Chelsea's House – 6pm

**Attendees:** Tony McLaughlin, Wendi Elliott, Patti Zeis, Chelsea Karlgaard & Anita Van Ert

#### President's Report – Tony provided the following...

- The final Review of Budget for 2023 was reviewed and approved by the 2023 board members
- We anticipate coming in under budget between \$1,000 and \$2500
- A Plush renewal for 2023 looks good
- Christmas decorations will be updated to larger deer which are on sale now
- Agreement that 2 board members must approve payments under \$1,000
- Agreement that 3 board members must approve payments \$1,000+

#### Secretary - Wendi

- Meeting minutes were reviewed & approved

#### Treasurer – Patti provided the following

- Financial update through 11/30/22 the beginning balance in January 2022 was \$15,937.19 and balance at the end of November 2022 is \$23,369.06
- Discussed delinquent homeowners and PJM sending letters, late fees and interest to be added to 2023 homeowner's who are delinquent next year on April 1<sup>st</sup>
- There were no unusual transactions
- 2022 Financial Review – Zach Royce will review the books once Patti has the reporting completed in January

#### Assistant Treasurer

- Sunworks has us on the schedule, hope to get this done in 2022
- Enfields will be called to confirm trimming the trees on the islands

#### Member at Large – Chelsea provided the following

- Socials for 2023
  - Volunteers will have a Retiree Gathering \$200.00 budgeted, HOA Sponsored
  - A volunteer will host 2 events in 2023, \$1000.00 is budgeted for Easter & a Fall Social, HOA sponsored. They may be another event tbd

- Directories will be updated in 2023 we will ask for them by end of February, delivery to residents by mid-April. The villas will be taken out, the map will be added. The by-laws and covenants will be posted to the SpringRidge HOA website.

**Other Business - Tony provided update**

- Complaints about a house on Pine St, siding violation letter will go out from PJM
- The board thanked Wendi for her years of service and welcomed her to come back at anytime

Next Meeting in January 2023 date tbd