



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 1st
- 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