

Almond Glen Board Meeting 1/31/22

Agenda:

- I. Foreclosure / Old Attorney Update
 - II. Landscape – Rob / Virginia
 - III. Pool / Fine Update – Rob
 - IV. Tax Reimbursement / Able to deposit? – Ashley
 - V. Welcome Packets – Eric / Ashley
 - VI. Harrisburg Road development / entrance – Eric / Mat
 - VII. 2021 Budget Reconciliation – Eric
 - VIII. 2022 Transfer to Reserve Approval – Eric
 - IX. Insurance Expenses – Eric
 - X. TH Roof Update – Eric
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- I. Landscape Update:
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- II. Pool Update:
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- III. Ashley Questions:
 - Have the TH insurance checks been received? If so, where were they deposited?
 - Were we able to deposit the tax checks with incorrect names?
 - AMG attempted rate increase that
 - Audit follow up w/ Kendra
 - 2021 YE financials expected date
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- IV. Harrisburg Road Development / Entrance redesign update:
 - Matt give general info... Will we need any of the adjoining property?
 - o Any set back issues w/ property line?
 - Cost estimate
 - Next steps forward
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- V. 2021 Budget Reconciliation
 - Will occur this month when YE received from AMG
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- VI. Transfer of funds to Reserve Accounts
 - Operating to TH Reserve: \$40,400
 - Operating to Common Reserve: \$38,380
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- VII. Insurance Expense over past 3 years:
2020: \$20,332.90
2021: \$22,786.80

2022: \$27,045.60 (Budget)

*Insurance is projected to continue to rise by 20% due to number of claims in SC and inflation.

VIII. Insurance Claim / TH roof update

- Go through building list email
- 3 approved for full replacement: Will likely have costs worked out by next week to do replacements this month.
- Currently waiting on counter estimate from Carolina Roof Consultants for other roofs once the first 3 are agreed upon.