

# Lake Christine Community Board Meeting

May 11, 2024

In attendance Greg Daley, Chris Burgess, Danielle Carlson, and Suzy Sands  
Absent – George and Rhoda Gage, Rory Pitts.

## **1. Community Gate Lock and Keys**

The Key to the padlock on the main gate is no longer available for reproduction per Belfair Bob. He said the shank on the key can no longer be duplicated. After reviewing the cost to find a similar lock and key system the board discussed a different option that might serve the community better in cost and convenience. We will be buying new padlocks and keeping a key in a separate lockbox on the gate. We ask that after opening the gate, the key is immediately put back into the lock box. The board will send all members of the community the code, which will be updated periodically throughout the year. This is different than what we have been doing but eliminates members having to bring keys to enjoy the community area as it will be provided at the main entrance. Further, the savings in cost just makes sense as making new keys for every community member was a surprisingly huge expense.

## **2. Annual meeting is set for June 29<sup>th</sup>, at 10:00am.**

### **Work party and potluck to follow!**

Please mark your calendars for our annual meeting. All questions and concerns are welcome and important to discuss in a respectful manner. In addition, new neighbors who attend will be introduced. For those who are able to help with the work party, we thank you in advance! Please bring your favorite dish to share for the Potluck. Plates, napkins and cutlery will be provided. Please bring your own drinks.

## **3. Treasurer Report and Discussion**

The time has come for action to be taken to increase our Lake Christine Community HOA dues. Attached is the 3 year Income and Expense Report through May 11<sup>th</sup> 2024. Dues have not been raised for 10 plus years. Due to increase costs and inflation, the expenses exceed the income collected in dues each year. Currently the water dues income does not cover the monthly water services and it is in the negative for May. We have 7 more months of service to pay for.

It was put into motion that the HOA dues be increased **effective January 1, 2025** as follows:

HOA Dues \$125, Water Usage \$300, Reserve/Savings \$205. All who attended were in favor of the increase **and the absent Board members George and Rhoda Gage and Rory Pitts also voted for an increase by email.** Payments will remain biannually due on February 15<sup>th</sup> and July 15<sup>th</sup>.

We discussed changing the Treasure's report to a fiscal report instead of the current format of June-May. A motion was made that the report will show a full calendar year of income and expenses from January to December. In addition, a follow up report will be submitted after dues are collected to the Board to review income and expense progress. All in Favor.

#### **4. Other items to discuss.**

- An important reminder that we wanted to bring to the community's attention is preparation for the next winter ahead. Please be diligently weather proofing your water meters for the freezing cold temperatures. The property owners are responsible for any maintenance and repair for the water meter that they own and also any breaks or leaks from the water meter to the home.