

**AVERY PARK HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S BUDGET MEETING MINUTES**

Thursday, December 1, 2022

Virtual Meeting via Zoom

President Christina Higley called the meeting to order at 6:01pm.

ATTENDANCE

Directors:

- Christina Higley, Danny Kavanaugh, Lara Mangiarelli, Josh Hogan, Michele Marino

Top Notch:

- Marilyn Vince

Community Members:

Bruno Mangiarelli	Andy Wabbe
Bryn Higley	Kathryn Saugstad
Lynette Swigart	Justin Nescott
Nancy O'Neill	Jean Versino
Ralph and Debbie Waterhouse	Greta Olsen
Caroline Burchett	Fernando Ramirez
Rebekah Dossett	Kristin Hogan
Brad Carlson	John Tracey
Pam Thoms	

The purpose of today's meeting is to discuss the budget for 2023. The Reserve Study was received by the BOD on Monday, November 28, 2022. With only a few days to look at the study, Christina Higley stated that a majority of board members had expressed they needed more time to review the reserve study and also wanted the reserve study made public to all residents in the community before any changes to the budget or a dues increase was considered. The reserve study showed there were areas that were significantly underfunded to date and would require attention. There are also numerous projects underway such as the storm drains that still need additional information obtained from the engineer to make an appropriate decision regarding the budget. Christina and Danny suggested the operating budget remain the same for 2023 as 2022 leaving the dues at \$1400.00 annually until the community and board have time to further review the reserve study and be able to ask questions, provide input, etc. after the new year. A special meeting will be scheduled after the new year to address the matter.

Danny and Christina also shared that there was interest by numerous community members for the board to change dues from being due semi-annually to quarterly starting in 2023.

The following motions were made and passed unanimously:

Motion:

Danny Kavanaugh made a motion to adopt the budget for 2023, keeping it the same as 2022 with the annual assessment of \$1400 year with the intention of revisiting the budget in early 2023. Michele Marino seconded the motion. Motion carried.

Motion:

Danny Kavanaugh made the motion to change the dues schedule from semi-annually to quarterly starting in 2023. Christina Higley seconded. Motion carried.

ADJOURMENT: With no further business pertaining to the budget, a motion to adjourn the meeting was made at 6:13pm by Christina Higley, seconded by Lara Mangiarelli.

Respectfully Submitted,

Lara Mangiarelli, Secretary