

Hartsock Village HOA

Annual Meeting Minutes

Monday, December 13, 2021

Participants: Jackie Cyphers Greiner, Sally Percy, Kevin Morton, Joe Schmissrauter, Justin Hamilton.
Board members: President Barbara Budd, Treasurer Bob Reder, Secretary Patricia Lau.

I. Meeting Called To Order

- The 2021 Annual Meeting was called to order at 5:04p.m. by Darren Burns, Z&R Property Manager.
- The purpose of the annual meeting is to approve the minutes of last year's meeting, ratify the annual budget and elect a board member(s).
- Roll call will be done online. The current, completed vote count is 24. The final count will be announced.
- A quorum was reached. There are 13 proxies, which is 25 percent of the owners, which is a quorum.

II. Vote to approve the 2020 Minutes and the 2022 Budget

- Voting will be done online. The final count will be announced at the end of the meeting.

III. New Business

Nominations

- Darren Burns opened the floor for nominations. There were no nominations. Nominations were closed. The Board will continue as a three-member board, which is appropriate for our size community.

Election of board member(s)

- Darren Burns entertained a motion to elect Barbara Budd, by acclamation, for a three-year term. Jackie Cyphers Greiner so moved and Bob Reder seconded the motion. The ayes have it. The motion carried. Barbara Budd is elected to a three-year term.

IV. President's Report - Presented by Barbara Budd

- Z&R is back as our new management company.
- Grandezza is back as our new landscaping company, with projects extending into the Spring.
- Security cameras in the garage, at 3755 are being updated.

Financial Overview and Budget Report - Presented by Bob Reder

- Monthly Assessments - There will be no increase to the monthly dues in 2022, for the second year in a row.
- Financial Overview - Balance sheet increase from 187K (Dec 2020) to 206K (Nov 2021). Cash position improved from 185K (Dec 2020) to 200K (Nov 2021). Current budget (Nov 2021) as reported, shows we are over budget by 3K. This amount will be offset by adjusting the Reserve contribution from \$3,300.00 to \$2,500.00 per month.
- Budget Overview - No assessment increase for 2022. Monthly income \$14,518.00. Regular monthly expense of \$10K. Note \$2,500.00 of this goes to the Reserve account.
- Budget Increase/Decrease for 2022 - Garage door repairs and fire system repairs increased the budget.
- Capital Improvements in 2022 - Two Fire doors \$4,500.900, garage sprinkler upgrade \$2,400.00, floor upgrade \$2,100.00.

V. Open Discussion

- No questions or discussion were raised.

VI. Annual Meeting Ballots

- 2020 Annual Meeting Minutes
Yes - 23 or 82% (11 voters)
No - 0
Abstain - 5 or 18% (5 voters)
- 2020 Budget and Monthly Dues
Yes - 25 or 93% (13 voters)
No - 1 or 4% (1 voter)
Abstain - 2 or 8% (2 voters)
- Election of Board member
Barbara Budd
Yes - 25 or 93% (13 voters)
Abstain - 2 (2 voters)
- The final vote count is 28.

VII. Adjournment

- Barbara Budd moved to adjourn. Bob Reder seconded the motion. The motion carried. The meeting was adjourned at 5:21p.m.