

QUEENS GRANT I, HPR

Board of Directors Meeting

September 4, 2024

HTA Staff Present: Ronda Durham, *Property Manager*

Members Present: Patricia Courtney, *President*
John Melidones, *Director*
Laura Slatton, *Sec/Treas*
Greg Bowles, *Director*

1. Call to Order: The meeting was called to order at 6:10 p.m. via zoom. Proxies were given by Ryan Beal. A quorum was present.

2. Approval of Minutes: The minutes of the Regular Meeting held on August 7, 2024 were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

FINANCIALS: No questions on financials at this time.

OLD BUSINESS:

The Annual meeting packet was mailed out today. No new candidates have applied to the board. We have John Melidones running for re-election and Marc Okner as a new candidate on the ballot.

There will be -4- gates replaced/repared in September, they were planned for August but weather delays. One service yard will be completed in September. We can continue with this as long as we have no unforeseen expenses.

NEW BUSINESS/DISCUSSION

Recent villas sales of \$779,000. The transfer fees will help substantiate small landscape projects and a gate or service yard down the road. Work with landscapers and board members to plan the proper type plantings. The new landscapers appear to be doing a good job considering they just started in July. We may try and put aside funds for future pool repairs. We have no plans for any pool repair in this budget. The pool is older but does not have any leaks or is in disrepair.

The roof assessment rolls off in July 2025. We tried to keep the budget affordable this year with hopes of beginning to contribute to reserves next year.

Reserve Study is old. If not going to adhere or structure around as planned then it doesn't make sense to spend \$5K to 6K on the study.

BOA Update: According to the Town they should be finished with the pipe repair within the next two weeks. The BOA will still be responsible for some irrigation repairs and the pond erosion. The budget reflects the increased cost for BOA projects. Pattie will follow up with Tamara Becker with the Town to see what is happening with Greenwood and the retaining wall.

Next meeting September 18, 2024 at 4:30.

October 2nd board meeting cancelled as the Annual Meeting is on October 11th.

NEXT BOARD MEETING: September 4, 2024 at 6:00 p.m.

Motion to Adjourn: Board unanimously agreed to adjourn meeting at approximately at 6:45 pm

Approved by
Patricia Courtney, *President*

Approved Date:

RD