

Star Bright Townhomes Homeowners Association

Annual Meeting Minutes

November 30th, 2022

Meeting called to order at 7:02PM

- Members present-Dana Ehlers, Valerie Gilliam, Melanie Christian, Julie Malmberg, Murray Kennedy, Lisa Montoya, 1 proxy received, 6 properties represented
- Quorum was not met; another meeting is called for January 11th, 2023 6PM via Zoom.

Introduction of the Board of Directors

President-Valerie Gilliam

Board Member - Dana Ehlers

Board Member – Melanie Christian

Introduction of Heritage Team

Barbara Butzen and Briana Molinari

2021 Minutes were approved with revision. M/S/C. 0 opposed. HPM will post on the website.

Unfinished Business

- Sewer line repairs early in 2022
- Water line breaks and repairs at 257 #5 & 6

New Business

- Increase in dues
- Board President spent numerous hours preparing Reserve Study saving the HOA upwards of \$3500.00 in labor charges of professional preparations services.
- Reserve Study was presented to those in attendance.
- Comments about securing a loan for Capital Improvements.
- Windows and exterior siding useful life is coming to an end within next 5-10 years. This will need to be addressed in the near future.
- Comments made that HOA is currently underfunded and dues increase is necessary to decrease risk of Special Assessments.

Presentation and approval of 2023 Proposed Budget

- Budget will be reviewed by the board and addressed at the upcoming meeting.

Nomination and Election of Board Members

- No election took place.

The Board thanks all owners who attended the Zoom meeting tonight - owner's input is so important!

Board meetings are held quarterly, and meeting minutes are posted to the website.

If any owners observe issues, please notify HPM who can pass this information along to the Board.

Meeting adjourned at 8:09PM

Minutes taken by

Briana Molinari

Administrative Assistant

Heritage Property Management