

# Patterson Gardens Homeowners' Association

Annual Meeting Minutes

February 21<sup>st</sup>, 2023

Meeting began at 6:13 PM.

Introduction of Board of Directors:

- President: Monty Luellen
- Vice-President: Barb Sundermeier
- Secretary/Treasurer: Therese Luellen
- Board Member: Ellen Wells
- Board Member: Diane Perry

Members present: Monty & Therese Luellen, Barbara Sundermeier, Diane Perry, Ellen Wells, Tom Sheldon, Kate Boelke, Lance Koncher, and Jeffrey Bush.

6 proxies were received.

- Quorum was met [4 required; 14 properties were represented in person or by proxy]

Introduction of Heritage Property Management Team:

- Barbara Butzen & Briana Molinari

2022 Minutes were approved as written. M/S/C 0 opposed.

Unfinished Business:

- None

New Business:

- Proposed Dues increase by 10% (\$278.85/month) in addition to the 5% increase already approved by the Board.
  - Cost of insurance, electric and gas have all increased over the past year.
  - Asphalt has needed to be redone for a few years now.
  - Without an additional increase the Association would be in a \$7,500 deficit by the end of 2023.
  - Comment made the Association should focus on cutting costs rather than increasing Dues.
    - Opening pool for only 2 months of the year.
    - Mowing lawns every other week instead of every week.
    - Installing solar panels for pool house.
  - Suggestion made to begin xeriscaping some of the current lawns.
    - HOAs are not eligible for any of the relevant grants so the Association would be responsible for the entire cost.
  - Comment made that current landscaper watered too much last year.
    - Watering was being done every day instead of every other day as requested.
  - Bids for other landscapers were received for 2023; current landscaper is still less expensive and already is familiar with property. Irrigation and landscaping will be done by the same person this year.
  - Some Members are concerned that potential buyers may not be interested in property that comes with such high HOA Dues.

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- Discussion concerning pool usage vs. cost
  - Comment from a new Owner that pool was not a feature that convinced them to buy; it was more about the central location of the community.
  - If pool closes and the Association wishes to open it again, it would then need to be brought up to most recent code which would be very expensive.
  - The Board requests HPM to poll community concerning permanent closure of the pool.
  - HPM will also need to verify if the pool is a common element defined by the CC&Rs which the Association would then have a responsibility to maintain.
- Comment made that it would be easier to keep the Dues the same which would create a deficit but then have a special assessment at the end of the year.
  - Comment made that a special assessment around December would be very stressful for most Owners.
- No motion made. Issue dies on the floor.
- Proposed Dues increase to \$265/month effective 04/01/23. M/S/C 4 opposed, majority in favor. Motion passes.

### Presentation of 2023 proposed budget.

- The Board of Directors has voted to increase the dues by 5% for 2023. Effective 1/1/23 monthly dues are \$253.50
- Discussion concerning the comparison between the proposed and actual budget for 2022.
- Proposed budget approved with revisions concerning additional Dues increase to \$265/month effective 04/01/23. M/S/C 0 opposed.

### Nomination and election of Board Members:

- Katelyn Boelke self nominates.
- Katelyn Boelke is elected and Diane Perry is approved to serve for another term. M/S/C 0 opposed.
- Approval of current slate of Directors. M/S/C 0 opposed.

The meeting adjourned at 8:00 PM

Minutes taken by  
Briana Molinari  
Heritage Property Management