

Park Ridge Townhomes Homeowners' Association

Annual Meeting Minutes
January 19th, 2023

Meeting began at 6:05pm.

Introduction of the Board of Directors:

- No current Board members.

Introduction of Heritage Property Management (HPM) Team:

- Barbara Butzen & Brieana Molinari

Members present: Alice Bensley, Marilyn Montoya, Jack & Judy Shoffner, Bob & Mim Rapp, Lee Bemis, Dustin G. Coren, Larry Lichthardt, & Brenda Hixson. 2 proxies received. [Quorum was achieved.]

2022 Annual Meeting Minutes were approved. M/S/C 0 opposed.

Old/Unfinished Business:

- Stairway on retaining wall will need attention, bottom of retaining wall is starting to deteriorate
- Comments made that the HOA needs to set money aside for this project
- 533 has already been purchasing dirt to keep wall behind property built up
- Discussion of engineer report
 - Recommendation for a series of retaining walls
- Comments made that current French drain is inadequate as large storms still cause flooding
- Access is still an issue for larger machinery and there are concerns that there could be damage to the current French drain in the process of any future project
- Comments made that even if repairs/additions were made, the same issue would occur again in another 20+ years
- Comments made that diverting the ground water to the front of the retaining wall could be an option
- A dues increase will be necessary to avoid special assessments
- Gutters may also need redone soon as they are 22+ years old

New Business:

- Dues Increase
 - A \$16 increase would be the minimum necessary to keep HOA out of a deficit
 - Dues increase to \$225 per month retroactive to January 1st, 2023, with residual money going to a reserve fund M/S/C 0 opposed
 - Members also requested that HPM move money from operating account into reserve fund.
- 2023 Landscaping
 - Comments made that Members were extremely dissatisfied with work performed by Maple Leaf last year, specifically with the poor communication
 - HOA needed an additional vendor for fall cleanup last year.
 - R+O does have some experience with the HOA as they have done tree removal and swamp cooler maintenance in the past
 - Members approved to accept R+O's bid for 2023 M/S/C 1 opposed

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Presentation of the 2023 Proposed Budget:

- 2023 budget approved, HPM will post to webpage M/S/C 0 opposed

Election of Board Members:

- Floor opened for nominations - None received - Floor closed

The meeting adjourned at 6:44 pm.

Minutes taken by

Brieana Molinari

Heritage Property Management

DRAFT