**Evans Mill HOA**

**Board of Directors Meeting**

 **January 15, 2024**

**Minutes:**

Location: Gazebo in Common Area

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President, Polly Meyer Secretary, Ray Whitby Treasurer, Scott Johnson ACC member, Rob Hollister, homeowner, Gewan Singh, homeowner, Joe and Laurie Knighten, lot owners.

6:00 PM meeting called to order by Jeff Bojonell

**I. Minutes review from October 16, 2023**

**a.** There was a motion to approve the minutes by Jeff Bojonell and seconded by Ray Whitby. A unanimous vote was received to accept the minutes.

**II. Financial Report**

1. Ray Whitby presented the proposed budget for 2024. A recommendation was made to increase the website allowance to $900.00. No other changes were recommended. A motion to accept the budget with the increased amount for website management was made by Alejandro Merizalde and seconded by Polly Meyer. The vote to accept the budget was unanimous.
2. Ray Whitby gave a detailed report on financial figures covering years 2020, 2021, 2022, and 2023. In all years except 2023 we spent more money than was received from dues. He suggested that we work toward increasing our reserve to $5000. and have a Capital Operating reserve of $10,000 to prevent future years of negative spending. To accomplish this the dues were increased this year.
3. Ray Whitby suggested it would be helpful for future financial studies to develop a Reimbursement Form for purchases by Board members that need reimbursement. The form should show clearly what the expense is and have a second Board member approve the request.
4. Several homeowners and Board members expressed thanks to Ray Whitby for his work on the financial information and presentation of it.

**III. Old Business**

1. **Common Area**
2. Extra mowing of every week to ten days will be done starting this year to make the area more user friendly. There will also be additional shrubbery trimming in the Common Area and the front entrance. Mike’s Landscaping is going to give a firm estimate for the cost.
3. Alejandro Merizalde offered to work on planning the design of the Common Area. This would include a walking path and new playground.
4. Jeff Bojonell will contact Dale Holadia about removal of the current playground and the backstop.

 **b. Front Entrance**

1. Mulch and weed prevention is to be done at the Front Entrance. It was suggested that the use of pine straw for mulch will reduce the costs. Jeff Bojonell will discuss with Mike’s Landscaping about details.

**c. Website**

 1. Alejandro Merizalde has been working on the website. Suggestions were made

 to include a recommended vendor list from homeowners. There was also discussion again of creating a log-in that would be lot number related to make it easy for homeowners to access but limit the ability of others to access the information. The Board members receive frequent scam emails because the information is not protected.

**IV. New Business**

**a.** A new contract is needed for the extra services provided by Mike’s Landscaping. Jeff Bojonell will discuss with them the costs and inform Management Services of the changes.

**V. Votes**

a**.** Jeff Bojonell made a motion to adjourn the meeting and Alejandro Merizalde seconded the motion. The vote was unanimous, and the meeting was adjourned.

The meeting was adjourned at 7:12 PM

Next Meeting: HOA Board Meeting: April 15, 2024