

**Las Palomitas Homeowners Association**  
**Budget Meeting Minutes**  
**Tuesday, November 12, 2024 at 4:00 PM**  
Zoom Virtual Meeting

<b>Board: Present</b>		<b>Staff:</b>	
<b>X</b>	<b>Jim Davis</b> , President	<b>X</b>	<b>Sarah Kiernan</b> , Managing Agent
<b>X</b>	<b>Jennifer Zehr</b> , Vice-President		
<b>A</b>	<b>Casandra Maynard</b> , Secretary/Treasurer		
<b>X</b>	<b>Terry Davis</b> , Member at Large	<b>X</b>	<b>Independent Contractor</b>
<b>A</b>	<b>Helen Steinman</b> , Member at Large		<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
<b>X</b>	Hans Klaudt & Judith Noiseux	<b>X</b>	

### **I. Call to Order**

The meeting was called to order at 4:01 PM. after establishing a quorum.

### **II. Homeowner Input**

None

### **III. New Business**

- 2025 Budget Discussion
  - Sarah explained there are two columns: one for no dues increase and the other for a dues 2.5% increase.
  - There is a management fee increase.
  - The Master Association fee was increased by 10%.
  - There are some additional taxes on the CDs.
  - If we keep the same landscape service, there will be a 3% increase, although there hasn't been an increase for a couple of years.
  - Landscape cleanup is budgeted at \$20,000. Abraham sent a proposal to increase landscape to \$7,000 (from \$4,800), including irrigation & common area maintenance after the cleanups are completed. Sarah asked if \$20,000 would be enough for cleanup and he said it could go up to \$30,000. After discussion, Board decided that if they concentrate on certain areas the \$20,000 would likely be enough.
  - Sarah suggested taking cleanup out of Reserves rather than the Operating account. Terry didn't think cleanup is a Reserve item.
  - Pest control stays the same.
  - We increased utilities by 5%.
  - If we follow the plan with a dues increase, we would have a \$6,948 surplus. Without the increase, it would likely be negative \$2,700.

### **Reserves Items**

- Common area painting may or may not happen.
- Sarah doesn't think the sewer scope or mailboxes need to be done next year.
- Terry suggested \$10,000 for tree trimming and removal be put into Reserves, and \$10,000 be added to cleanup. Jennifer preferred putting it into Reserves Tree Trimming and Removal so it would be available if needed.
- Eliminating mailboxes and sewer scope from Reserves leaves a \$29,622.24 balance. We're looking at approximately \$13,000 left over from this year to put into Reserves next year. Jennifer reported there are no Reserve Expenses listed in the Reserve Study for 2025. The ones in that column weren't completed from previous years.
- Net Operating income would be \$49,497.24.
- Terry asked about irrigation and Sarah responded it is working now. The current issue is reburying spider irrigation lines. Drip Doctor quoted \$5,000, but Gill said they could do it but haven't submitted a bid. \$5,000 was added to irrigation in the Operating Account as a buffer for emergencies.
- Cleanouts this year cost \$9,800, so Jim thinks \$20,000 is sufficient for 2025.

**A motion was made and seconded (J Davis/T Davis) to increase dues 2.5% to \$1,050 per quarter. Motion passed.**

**A motion was made and seconded (T Davis/J Davis) to approve the 2025 Budget as amended today. Motion passed.**

### **IV. Next Meeting**

**December 10, 2024**

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### **V. Adjournment**

**There being no further business, a motion was made and seconded (Zehr/T. Davis) to adjourn the meeting at 4:41 PM.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
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