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## Las Palomitas Homeowners Association 2024 Budget Meeting Minutes Thursday, November 30, 2023 at 4:00 PM Zoom Virtual Meeting

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<i>Board: Present</i>		<i>Staff:</i>	
<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>X</b>	<b>Stephanie Kirz</b> , Member at Large		
<b>A</b>	<b>Pete Torrez</b> , Member at Large	<b>X</b>	<b>Independent Contractor</b>
<b>A</b>	<b>Courtney King</b> , Member at Large		<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
X	Linda Head	X	Carmen & Bob Grimes
X	Marc Wolfe	X	Mary Riseberg
X	Richard Mills	X	Liz Halsted

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

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The meeting was called to order at 4:00 PM. after establishing a quorum.

### **II. Homeowner Input**

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Marc Wolfe is concerned about the landscape expense. He doesn't think the landscaping has changed or improved on his street to justify such an increase over the last couple of years. Jim responded we contracted with a new landscape company this year and their price is more expensive than the previous company but comparable to other companies. He is not aware of complaints regarding landscaping. There was a discussion on the difficulty getting good landscape help these days. Linda and Marc will arrange a walk around of his area.

Bob Grimes agrees with Marc as he feels landscapers forget his street or don't come when they are supposed to. Sarah reported the landscapers were off schedule a little after the storm, but we have been working to get them back on track. Bob mentioned areas needing work for Sarah to check out.

Marc suggested an info sheet on the benefits of the increases as homeowners probably don't know all the items that their dues cover. Sarah replied there is a homeowner's packet on the website that will be updated this year. Marc suggested rounding the increase off to \$1,025.

### **III. 2024 Budget Discussion**

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Jim reported that last year they had discussed raising the dues 10-20% and settled on 10% until receipt of the updated Reserve Study, which they now have. The 10% this year will give the 20% they had been looking at last year. He reported the Master Association is increasing their dues this year by 15%.

Sarah explained that without any increase, LPAL will run a deficit at the end of next year. Currently owners pay \$935; 10% would be \$1,028.50 and 15% would be \$1,075.25. Linda assured homeowners the money is well spent; there is no waste.

Jennifer commented the 10% would allow the Association to increase funds in the Reserve Account, which have been dwindling.

**A motion was made and seconded (Zehr/Kirz) to approve the 2024 budget as written. Motion passed.**

**IV. 2024 Dues Increase Discussion**

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**A motion was made and seconded (Zehr/Kirz) to approve a dues increase to \$1,025 a quarter. Motion passed.**

**V. Next Meeting**

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**December 12, 2024 at 4:00 PM**

**VI. Adjournment**

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**There being no further business, the meeting adjourned at 4:28 PM.**

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