

Yorkshire Commons Community Association, Inc
Annual Meeting
November 2, 2021

Carah Barbarick called the meeting to order at 6:02 pm. Quorum was established. Board members present were Carah Barbarick President and Jason Saenz, Treasurer. Also, present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Carah Barbarick introduced the members of the Board and Balanced Bookkeeping's staff.

Meeting Minutes – Jason Saenz motioned; Andre Dubois seconded; to accept the minutes from the 2020 annual meeting. Motion carried.

President's Report

- ◆ Reminder to get Loss Assessment insurance that covers the **insurance deductible** of the association. The experts are recommending \$50000.00 as a minimum. Carah went over the importance of having insurance on your unit.
- ◆ Reminder snow and ice removal is the responsibility of the owners below 3". The street will be plowed at 3". When possible, the HOA will wait until the snow stops falling to do the snow removal.
- ◆ The parking at the west end of the HOA was permanently closed. It is too close to the fire hydrant and blocks ingress and egress into to units. It was also never on the original building plans approved by Regional Building.
- ◆ The dog rules were changed to 3 animals. Please make sure to pick up after your dog.
- ◆ The City has new fire code rules and the association must comply with them. Please see city code for the new rules.
- ◆ The board hired a new community manager.
- ◆ The landscaper was replaced.
- ◆ The condos have taken down the trash enclosure.
- ◆ The fire hydrants were tested.
- ◆ Dead trees were removed.
- ◆ Roof was repaired on unit missing shingles. The property was inspected for any other roof issues.

Financial Report – Jason gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Jason went over the 2021 expenses and the 2022 budget.
 - \$4045.00 has been spent in snow removal so far this year, that is over budget.
 - In 2021 \$9212.18 has been spent on insurance. Most HOA's have at least doubled the insurance in 5 years, and it's expected to continue to climb with less coverage.
- ◆ 2022 Budget Dues increased to \$230.00.
- ◆ Budgeted to save \$9850.00 for 2022. For an example of the items that would be used from the reserve money - the stucco repairs are estimated to be more than 20K. If at the

end of any year, there is left over money from running under budget that money will be put in to either operating savings or the reserves.

Election of Homeowner Board Members

Jason Saenz was elected to the board of directors.

The meeting was adjourned at 6:25 pm.

Kristie McKitterick took the minutes on behalf of the Board.

DRAFT