

20th Hole Townhome Association, LTD
2021 Annual and Budget Meeting
September 24, 2021

I. Call to Order

Stan Reubenstein, President, called the meeting to order at 4:15 p.m. Seven of the eight homeowners were represented in person or proxy, thus constituting a quorum. Virginia Johnson, Association Manager.

II. Approval of the Minutes

Stan Reubenstein moved to approve the minutes of the Annual & Budget meeting held on October 6, 2020. Mary Kaye Sharp seconded the motion. The vote was unanimous to approve the minutes as written.

III. Review Financial Status of the Association as of 8.31.21

Jim King, Board Member and Stan Reubenstein, President, reported on activities from the past year and financial update.

The Association is financially healthy and dues will increase to \$2,000 a quarter per household with \$1,500 going for Operations and \$500 going into the Reserve Account.

On a motion made by Ben Weeks, seconded by all present, the association will issue a \$5,000 special assessment for 2022. Half may be paid in January 2022 and then again in July 2022. The purpose of this is to establish a robust maintenance program for the roofs, stucco, and landscaping need of the community.

Mary Kaye Sharp moved that the 2022 budget be accepted as presented. Sharon Erwin seconded the motion. The vote was unanimous to approve the budget.

IV. Election of Board Member

Stan Reubenstein's term was up for reelection. He agreed to serve another term ending in 2024 and was reelected by acclamation.

V. Business

The homeowners unanimously approved the CPMG Contract with a slight (\$13.00) per month increase.

The homeowners also approved the Designscape's snow removal contract.

Ben Weeks will lead the maintenance program for the association.

Zach Bignell from R3NG gave a presentation on what he found from the roof inspection and stucco repairs.

VI. Homeowner's Forum

– Everyone is pleased with the new landscapers. The upgrades and lawn is vastly improved from previous years.