

Horizons at Towne Meadow
Board Meeting and 2024 Budget Presentation
October 19, 2023
Office of CPMG
2620 S Parker Rd Suite 105
3:00 PM

Meeting called to order at 3:00 p.m. by Shaun Stinnett. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Shaun Stinnett, George Gere, and Sharon Gentry

Board Members absent and excused:

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 5 Homeowner Present

Topics: Holiday decorations, appreciation for the board's hard work.

2024 Budget Presentation

Board and Association Manager presented the 2024 Budget with a \$5.00 per quarter increase bringing the quarterly assessments to \$120.00. Questions were raised and answered and since 51% of homeowners were not present to veto the budget it was determined to be presented, approved and adopted. Increase will take place January 1, 2024.

Meeting Minutes and Managers report:

- **Motion:** to approve August 4, 2023 minutes as written was made by Sharon Gentry, seconded by George Gere and passed unanimously.

New business: Decisions Made

- **Motion:** to accept the September 2023 financials, prepared by CPMG, subject to audit was made by George Gere, seconded by Sharon Gentry and passed unanimously.
- **Motion:** to transfer an additional \$24,000 from Operating to Reserves and purchase a 3, 6, 9 and 12 month CD in the amount of \$6,000.00 through the First Citizens Fixed Ladder CD Program was made by Shaun Stinnett, seconded by George Gere and passed unanimously
- Motion to transfer the existing Operating CD's totaling \$13,087.20 as of August 31, 2023 to reserves was made by Shaun Stinnett, seconded by George Gere and passed unanimously.
- **Motion:** to approve the policy for Water-Wise Landscaping was made by Sharon Gentry, seconded by George Gere and passed unanimously.
- **Discussion:** the solar speed limit signs were discussed and tabled due to costs.
- **Motion:** to approve the 2024 CPMG contract with no increase was made by Shaun Stinnett, seconded by Sharon Gentry and passed unanimously.
- **Discussion:** the 2024 meeting schedule was approved and will be published to the web site after adding the summer garage sale.

New business: Discussions Had:

- **Informational:** Trash contract renewed in April 1, 222 for 60 months and will expire on April 1, 2027.

Action outside a Meeting

- Academy Arborists Snow Contract
- AC Request 4353 S Jasper St Camera
- AC Request 15599 E Rice Place shingles
- AC Request 4368 S Kalispell Cir roof and paint
- AC Request 4394 S Joplin Way Paint Plan A
- AC Request 4394 S Joplin Way Paint Plan B
- AC Request 4394 S Joplin Way Paint Plan A
- AC Request 4404 S Kalispell Circle windows, garage door, gutters
- AC Request 4402 S Kalispell Cir Paint
- AC Request 4368 S Kalispell Cir Roof and Paint
- AC Request 15535 E Quinn Pl Paint
- AC Request 4448 S Joplin Way New Roof

Next meeting: January 25, 2024 3:00 PM

Adjournment: 4:30 pm.