

2024-11-11 [Old] Board Minutes for Maryknoll Townhomes Owners Ass'n

- Meeting Location: Health Track
- Directors Present - Paula O., Bob O., Emery A., Gary K., Bob F., John F.
- Directors Absent - Joe S.
- REIS - Charles Freitag
- Homeowners present - annual meeting

1. Call to Order - 6:30 pm - Board Quorum Present
2. Approval of Prior Meeting Minutes - APPROVED
3. ARC request
 - a. Todd S. - APPROVED
4. Treasurer Report -

1. 10/31/2024			
Checking	17,703.94		
CD #1-3165 (21st odd month)	20,436.26		
CD #2-3999 (21st even month)	20,354.04		
Total Operating Cash		58,494.24	
Reserve	13,548.79		
CD #1-3224 (21st odd month)	30,311.60		
CD #2-4000 (21 Jan/Apr/Jul/Oct)	25,309.39		
CD #3			
Total Reserve Cash		69,169.78	
Total Total Cash			127,664.02

The reserve amount of \$3,275 was paid in October. All monthly payments to the reserve account are up to date.

The year's expenditures to come in at approximately \$195,000, as compared to the Budget of \$182,700. The majority of the difference is the \$12,300 spent on the tree removal and planting (both paid in October). We decided as a board to flow that through the operating budget as opposed to using reserve funds.

5. Approval of 2025 Budget - APPROVED

6. Adjournment - 6:32 pm

2025-11-11 Annual Meeting Minutes for Maryknoll Townhomes Owners Ass'n

- Meeting Location: HealthTrack
 - 2024 Directors Present - Paula O., Bob O., Emery A., Gary K., Bob F. John F.
 - 2024 Directors Absent - Joe S.,
 - REIS - Charles Freitag
1. Call to Order of Annual Owners Meeting - 6:32 pm
 2. Certification of Quorum - at least 20% of homeowners - >20% PRESENT per Charles Freitag (REIS)
 3. Approval of Prior Year Owners Annual Meeting Minutes - APPROVED
 4. President's Report and Committee Reports
 - a. Recognition of Emery, Dennis, and Don for their military service
 - b. Thanks to Joe S. and John F. for their service as Board members
 - i. John F. suggests that we have a more orderly succession planning
 - c. Landscaping -
 - i. Trees were trimmed in 2024 (trimming is done in alternative years with mulching), dying trees were removed and replaced, courtyard refurbishment, path repaving, gardens replanted
 1. New trees - take off the water bags after Thanksgiving but save for use next Spring
 - d. Streets and Buildings
 - i. Certain buildings painted, some decks stained, new signs installed, fall gutter cleanup to come
 1. HOA pays for one gutter cleaning, more cleanings than one per year are the HOs' responsibility
 - e. Treasurer's Report
 - i. The HOA is investing our spare cash in CDs to generate incomes - new in 2024
 - ii. 2024 budget was \$183,000, but we will spend \$195,000 (the excess is the tree removals which we decided to spend out of spare cash instead of the Reserve Account)
 - iii. We will have to make increasing reserve contributions
 - iv. Buildings painted every 7 years now instead of 4, which will save money
 - v. For the last four years we have been on budget to within a point or two
 - f. Secretary's Report
 - i. Minutes - posted on website
 - ii. Directory - distributed on May 1 and Nov 1
 - iii. Website - redesigned this year to reflect a grid of HO/HOA responsibilities
 - g. Homeowners are reminded that they are to submit (i) Emergency Contact information and (ii) insurance certificate proving that homeowner's insurance is in place
 - h. Thanks to Paula for her service

5. Owners Open Forum -
 - a. Has Board discussed increasing the monthly fee? Yes, but so far it's not necessary. The decision to paint the buildings every 7 years instead of 4 has resulted in savings and has obviated dues increase
6. Election
 - a. Procedure
 - i. Election Instructions - 4 vacancies this year, we offer cumulative voting
 - ii. Nominations from Floor - none
 - iii. Introduction of Candidates -
 - iv. Casting of Ballots -
 - v. Counting of Ballots
 - b. Announcement of 2025 Board Members -
 - i. Bob F - 3 year term
 - ii. Bob O - 1 year term
 - iii. Robyn B - 3 year term
 - iv. Todd S - 3 year term
7. Adjournment - 7:30 pm

2024-11-11 [New] Board Minutes for Maryknoll Townhomes Owners Ass'n

- Meeting Location: Health Track
 - 2025 Directors Present - Paula O., Bob O., Emery A., Gary K., Bob F., Todd S., Robyn B.
 - Directors Absent -
 - REIS - Charles Freitag
 - Homeowners present -
1. Call to Order - 7:23 pm
 2. Election of Officers
 - a. President - Paula O
 - b. Vice President - Robyn B
 - c. Treasurer - Bob F
 - d. Secretary - Bob O
 3. Appointment of Committee Chairs
 - a. Landscaping - Emery A
 - b. Buildings - Gary K
 - c. Streets and Driveways - Gary K
 - d. Bob to remind HOs to leave their lights on
 4. 2025 Meeting Schedule
 - a. We will meet monthly in 2025 at 6:30 pm on second Monday of the month
 5. Adjournment - 7:30