

Firewheel Farms No 2 HOA, Inc
Meeting Minutes

Meeting of Directors and Officers held via Zoom.

Date: Tuesday, 12/8/2020, 7:00pm

Agenda: Finalization of 2021 Budget

Attendance of Directors and Officers.

| Name | HOA Position | Present or Absent | Role in Meeting |
|------------------|-------------------------|-------------------|---------------------|
| Charles Johnson | Director, President | Present | |
| D'Ann Linwood | Officer, Vice President | Present | |
| Lori Larson | Officer, Secretary | Present | Recorder of minutes |
| Charles Lundin | Director | Present | Set up Zoom. |
| Barbara McCoy | Officer, Treasurer | Present | Meeting leader |
| Lorraine Revelle | Director | Absent | |
| Steve Tharp | ACC team leader | Present | Former Director |

The meeting was called to order 7:00pm. Barbara McCoy, Treasurer, led the meeting.

(Review of Prior meeting minutes was not required.)

The agenda is for the Directors to review and finalize the budget for 2021.

The Directors and Officers went through three pages of line items on the budget. The discussion was productive. Questions were asked, answered, and items needing action were identified. Expenses and income were explained in further detail.

Suggestion: Ask if potential home buyers can provide email addresses and phone numbers on resale certs.

Do we keep Quickbooks or allow PMG to handle the accounting only? Steve Tharp researched this and made logical points that will be further reviewed at another time. The Quickbooks account does not renew until June 2021 so there is time for a discussion whether to renew or not. D'Ann agrees with Steve Tharp. Chuck Lundin has questions and suggests making a plan to on how to best to keep records without QB. The elimination of Quickbooks would save the HOA a little money every year.

To save on postage and printing mail outs, a suggestion was made to put out signs saying to check the website. Residents can check the website instead of the HOA spending money on mailed announcements.

The Directors will further review the contract with our median maintenance crew's increase of \$20/month.

Steve Tharp, former HOA Director, and ongoing volunteer to oversee the median, suggests some additional plants on the 900 block on W. Muirfield to keep up beautification of the Firewheel Farms entry. It's been over 4 years since we have added to the landscape. We will consider including this expense in the 2021 or 2022 budget. We also need to consider tree trimming costs so that branches do not scratch car tops. Chuck Lundin agrees this is a reasonable and expected expense. No one objects and everyone agrees this is reasonable and necessary. A reserve assessment fund will be established.

The attorney fees are required to review the new CCR amendments which is important and legally required. We need to anticipate an additional legal fee for this.

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Chuck Lundin asks President Charlie Johnson if he thinks we should increase the dues to \$109 based on the tentative budget. Steve Tharp agrees with the budget numbers. Steve Tharp and Chuck Lundin made a motion to increase the dues. The Directors, Officers and ACC Leader agree the increase is logical and needed. The budget total says the surplus/shortage is \$590. The motion is made to increase the dues 14%. All present agree in whole.

In summary, based on lengthy discussions by all Directors of the budget, it is agreed upon and approved to increase the 2021 annual dues by 14.7%. Dues will increase from \$95 in 2020 to \$109 in 2021. The reason is, there is a shortfall in the budget for 2021.

Steve Tharp confirms the HOA should ask the property management group to notify residents. The Secretary agrees to send post the announcement on the PMG website.

The meeting was adjourned.