

Academy Terrace Homeowner's Association (ATHOA)
Annual Meeting November 1st, 2023 @ 7:00pm

Minutes

Board members present: Scott, Tami, Sharon, Monica, Josh, Tom

1. Scott called the Meeting to Order 7 pm
2. Approve minutes.
 - a. October monthly final - approved
 - b. October annual draft – edits suggested, approved as amended. Sharon will email the final draft to Scott.
3. Treasure's Report – Tami Baker – dues notices to go out in December; at HOA Board December meeting, we can stuff the envelopes. Tami will check the master address list for accuracy. Several homes have sold or are being sold. Tami will review the Venmo option for electronic payment, if an option, Tami will put QR code on the statement. Venmo charges a fee, which we can pass on to the homeowner. We discussed and approved moving money from checking from checking to savings. We agreed to move the majority of the checking account funds to the money market account, leaving a buffer for December and January expenses. Liens – three liens placed in 2022 and remain, a fourth home has outstanding dues, and Tami will contact that homeowner.
Treasurer report approved.
4. Old Business
 - a. 23/24 Events
 - 1). Annual Egg Hunt – March 30th, 2024 – same budget, Tami will order the eggs, prizes, candies. She has lots of bubbles left over. She will order supplies closer to the event.
 - 2). National Night Out – August 6th, 2024
 - 3). Monica brought up a community garage sale – possibly at the park, tie in with Berkshire or West Hampton garage sale dates? Scott said we can discuss this more at the next meeting and generate a plan and set a date. Monica will create a flyer with 2024 activities that will go into the dues statement mailing.
 - b. Port-O-Potty status – Tami does not have a status on the company. Monica suggested to check with Drain Pros – she said she will call them to discuss their price for cleaning. We will open the port-a-potty in March then close it after Labor Day.
 - c. Park / Playground HOA Parking Only Sign – Liberty Towing form passed around to view. Won't cost the Board anything to have a car towed. Discussed options for who from Board to call towing company, Tom and Josh volunteered to be the ones to call.
 - d. Park Name – John Zorrell did not want his name on the park after the locked gate was installed. Scott wants to reinstate John's name. Suggestion that Scott could go ask John if he wants his name on the park or not.
 - d. Budget 23/24 and beyond
 - 1). Raise Yearly Dues/Park Improvements – income from dues barely covers our annual expenses, one time increase for dues to around \$150 per year, change annual percentage increase from 3% to 5%, maybe a one-time assessment on top of increase and % increase. The assessment would be for park improvements. One of the votes in the park during the summer. Big toy \$40,000 which we do not have. Marketing piece mailed to homeowners and presented at the park meeting, show owners what a new play structure would look like, also a covered picnic area. The basketball court concrete is cracked and needs to be replace/repared. Feasibility and cost for repair and replacement. Someone suggested we check with our insurance company for the various options. Monica to look at costs and potential marketing ideas. For a vote on the various options, we must notify every HOA homeowner 60 days prior to the vote, they can vote by proxy, for vote the to pass we need 66% of entire HOA, to participate and 51% of those to approve. If it does not pass, a second vote with 60 days' notice then 51% need to approve the vote.

We will continue this financial discussion in January.

- e. Updating ATHOA Covenants (1970) and Bylaws (2003) – Topic will be discussed at the December meeting
 - 1). Create a plan for updating both documents
- 5. New Business
 - a. The Haus’s submitted their request for a building a fence, and the Board approved their project.
 - b. Open Board Member Positions – need two more members.

Audit on November 11, 2023.

Next meeting first Thursday, December 7, 2023.

Board Position	Name
President	Scott Traynor
Vice President	Monica Haus
Treasurer	Tami Baker
Secretary	Sharon Predoehl
Board member	Josh Morgan
Board member	Tom Williams
Board member	Kimberlie Lelli
Board member	Open
Board member	Open

Adjourned 8:30 pm

ARCHTECTURAL CONTROL

No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind., shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee comprised of three or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.