

Academy Terrace Homeowners Association (ATHOA)  
Monthly Board Meeting August 6, 2024  
National Night Out

Members present: Josh, Tom, Sharon Tami

- A. The meeting was called to order by Tami at 7:19 pm.
- B. July meeting minutes – The Board approved the minutes, as well as the vote by email regarding have two rather than one vote for the following: 1) capital improvement of \$100 per year for five years per ATHOA address, and 2) raising the HOA annual dues from the current annual amount to a new amount of \$200 per year starting in January 2025. The Board members that approved these changes: Scott, Monica, Tami, Sharon, Josh, Tom, Kimberlee. There were no “no” votes.
- C. Treasurer’s Report – Tami went over the financial reports. Six homeowners have not paid their dues, one lien, Tami will send four letters on August 31, 2024, then place liens in September.
- D. Old Business
  1. 2023 Events –
    - a. The park improvement vote will be August 26<sup>th</sup> @ 6 PM at the park. A quorum of HOA homeowners needs to be present to have the vote.
    - b. Annual Meeting October 3<sup>rd</sup> – Tami will reserve the room at the church. A mailer needs to go out on or before September 1, 2024, for the meeting.
  2. Park maintenance and business
    - a. Fence repair completed
    - b. All park keys have been delivered
    - c. Josh and his daughter cleaned out the flower bed by the park sign
  3. Voting
    - a. The August vote – the mailing was sent out explaining what homeowners will be voting for on that date. (See comments below signature)

Tami, Josh, Sharon, Kimberlee plan on being at the August meeting in the park.

Meeting adjourned at 7:44 pm.

Sharon Predoehl, Secretary

How many HOA members are needed for a quorum? The CCRs state:

ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 3. he Board of Directors may fix the annual assessments at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. The Association may levy special assessments against Lots for capital improvements upon the Common Area. Any such levy by the Association shall be for the purpose of defraying in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area. Including the necessary fixtures and person property related thereto; PROVIDED, that any such assessment shall have the assent of **two-thirds (2/3)** of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under section 3 and 4 shall be sent to all members no less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called the presence of members or of proxies entitled to cast **sixty percent (60%)** of all the votes of each class of membership shall constitute a quorum, if the required quorum, is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.