

Academy Terrace Homeowners Association
Special Assessment and HOA Dues Meeting
October 3, 2024, 7:00 PM
Minutes

Board Members Present: Kimberlee, Monica, Tami, Sharon

Call meeting to Order: 7:02 pm by Monica Hauss, VP

1. Welcome from VP Monica
2. Review the two items for voting - existing Boards using existing funds to replace/repair the park toys, need a special assessment to fund the big toy replacement; second is raising dues to fund basic budget; Monica gave summary of the two vote items, communications to the HOA member chronology. This is the second attempt to get a quorum to conduct the vote. Need 43 out of 143 homes to have a quorum. We have 30 proxy forms plus 34 homes represented in person. Important to have HOA members vote on these two items.
Article 4 section 5 in CCRs for this vote. Covenants do allow dues to be split payments throughout the year for annual dues.
3. Open Discussion – why did the Board not raise dues annually? Not sure. How do we get people to pay their dues? Most pay willingly. The Board can place a lien on the property for not paying dues.

All Board members live in this community and volunteer.

Common area – park, islands. Capital Improvement fund for park. The park belongs to the HOA, islands are the city's but we are responsible for upkeep.

Keys are issued for the park gate, Monica said she has some tonight, can ask through the website.

We want to collect money, then at a later date, when enough is collected determine on what the funds will be spent – contractor, cost, bids, etc. need to be determined later.

Susan Williams motioned, Rob Ross second, to hold a vote on both items.

Monica explained how the proxy vote works. Proxy assigned to the Board or a specific person. The Board secretary needs to hold the proxy vote forms.

Roberts Rules will be used for the vote – CRRs supersede Roberts Rules

Move to vote by ballot role call Rob Ross, seconded. Vote approved for ballot voting.

Move to place both items on a single ballot – Rob Ross, seconded, unanimously aye.
Monica passed out the ballots, explained where to deposit them.

4. Vote:
 - a. **Annual Dues Vote** to approve an increase of the annual HOA membership dues by approximately \$99 making the new ATHOA dues fee a total of \$200 per year starting with our 2025 dues.
 - b. **Park Capital Improvements Vote** to approve a special assessment for \$100 per home per year for five years with a focus on replacing the Big Toy in the park with a structure of similar size and type, and possibly replacing the sport court if funds allow at the end of the assessment period, 2025-2029.
5. Tally votes from the ballots and proxy forms and document

Tally – Dues – 51 yes to 9 no.

Park Improvement 42 yes -18 no.

Proxy votes included in the above.

6. Provide Results

Motion moved and seconded to adjourn 7:48 pm

Minutes prepared by Board Secretary Sharon Predoehl.