

Academy Terrace Homeowners Association (ATHOA)
Monthly Board Meeting September 5, 2024, 7 PM
Board Meeting Minutes

Members present: Scott, Sharon, Monica, Tami, Tom, Josh
Rob Ross, Erin Wyatt - HOA homeowners

- A. The meeting was called to order 7:10 pm by Scott
- B. Approved August Meeting Minutes – Board meeting minutes, August 26 Board meeting attempted to make a quorum for a vote
- C. Treasurer’s Report – 4 need to pay, three liens need signatures then Tami will file them with the Auditor. She received one delinquent payment. Tami reviewed the financial reports, monthly expenses. Board approved the reports. Tami called the porta-potty company about the company not servicing it.

2025 proposed budget reviewed.

Dues notice in January, if vote passes, the dues will be \$200 for the year.

Park improvement passes, the notice will have the \$100.

Tami will finalize the budget for the annual meeting in October.

Board approved the reports.

D. Old Business

- 1. 2023 Events – Annual Meeting October 3rd – Scott will create the agenda, Monica to chair
 - a. Room Reserved
 - b. Mailings sent
 - c. Snacks – Tami small bottles of water, Monica cookies
 - d. Park Improvement Vote – after the 2025 budget at the annual meeting. Rob gave recap of his efforts to walk around and speak with homes that have not given a proxy. Susan A, and Monica will help Rob to canvas the HOA homeowners. Rob sent letters to those are landlords for rentals with proxy vote form. Every house where no one is home, they will leave a letter taped to the doors. People can mail the proxy forms to Rob or Susan. Rob will start in two weeks, Monica next week.

No voicing the total proxy votes prior to the voting of people in attendance.

Vote by Roberts Rules yay or nay. People who own more than one home get a vote per each home they own. Erin can be the holder of the proxy votes prior to being elected to the Board.
 - e. Approve the annual meeting minutes from 2023
 - f. Approved the September 2024 monthly meeting, after the Annual Meeting is adjourned.

2. Park maintenance and business

E. New Business

- a. Outgoing board members / New board members - Treasurer, Kimberlee leaving, there are three vacant positions. Erin incoming.
- b. Code Enforcement will accept complaints regarding homeowners that feed raccoons. Putting food out for the raccoons is not in a covered, approved receptacle, food placed out for raccoons encourages rodents and flies which is against code.
- c. About six new homeowners have moved into the neighborhood.

d. The Board discussed the CCRs Article IV sections 3, 4, 5 regarding votes.

Meeting adjourned at 8:25 pm

Sharon Predoehl, Secretary