

Countryplace Terraces Annual Meeting 2024

Saturday, June 1, 2024 via Zoom

Establishment of Quorum: not enough voting members were in attendance to provide a quorum.

Budget: 2023 and 2024 budgets were reviewed. In light of increasing costs for several line items, the budget has increased to accommodate those. As upcoming repairs to the buildings are anticipated going forward there was a discussion of increasing dues. Because a quorum was not represented, it was discussed to increase only per the amount the CCR's allow. This will bring the dues from the current \$98.80 to \$113.62 monthly. Budget was approved.

Old Business: There was no old business to discuss.

New Business: There was a discussion surrounding several anticipated projects going into the future; painting of buildings, repairs and eventually a need to discuss the probability of roof replacements. The increase in dues will start to build a much-needed reserve account to meet these needs. It is anticipated that another discussion next year surrounding dues increases will take place. These discussions have taken place in the past with no owner follow up or interest. Going forward it is a need that needs addressed.

There was a discussion to remind owners that swamp coolers are their responsibility, and they need to be mindful of any water or other damage to roofs caused by their units. A newsletter will be drafted and sent to owners reminding them of this as well as the back yards being their responsibility.