2023 Autumn Breeze Annual Meeting

Thursday, September 19, 2024, 5:00 P.M. – 6:00 P.M.

Via Zoom and in person at the retention pond

The meeting was called to order at 5:03 P.M.

Quorum was established.

Discussion regarding election of Board Members. All current members are resigning. Jason Brady is President, Maresa Arnold is Secretary and Lupita Mojica is the Treasurer. Motion was made and all passed unanimously.

Vince offered to stay on as the Irrigation Committee since he has done it for so long and is well acquainted with the system. He explained how the retention pond and irrigation works as well as the costs involved in maintaining it. He also discussed the sump pump/electrical repairs that have taken place and can be expected in the future. Vince also educated members about the Ditch laws and the easements and the importance of keeping weeds cleaned up due to fire hazard.

The 2025 budget was discussed. A motion was made and passed unanimously to increase the dues to $200 annually. Discussion was on current line items as well as the number of delinquencies in the association. The increase in dues will help to maintain the budget going forward and have an impact on some of those not currently paying. Budget was approved after a motion.

The current covenant enforcement practices were discussed with the update on new laws passed in 2021 making more restrictive practices and why certain decisions have been made by the Board.

A discussion was brought up to install a fence at the border of the association near the rear. Vince estimated that it would be 81 feet of fencing required. He proposed to use Cedar as the material. The cost of labor and materials was discussed and an estimated cost of $3500 to $4000 was proposed. While members agreed on this, the current budget will not support this, and more discussion is needed.

The meeting was adjourned at 6:10 P.M.