



## **\_\_ LAST YEAR ANNUAL MEETING MINUTES \_\_**

### **Lorien Woods Homeowners Association**

#### **2022 Annual Meeting**

**Monday, April 18<sup>th</sup> 2022 – Bainbridge Library Multipurpose Room**

**Welcome.....Jon Miozzi, LW-HOA, President**

**Call to Order: 7:08**

#### **Board Members Present:**

- President: Jon Miozzi
- Vice President: Carmen Baroni
- Treasurer: Matt Warnock
- Committee Chair: Bill Cuffari
- Secretary: Danielle Szabo

#### **Homeowners Present:**

- Tim Taber
- Drew and Kerri Purcell
- Brian Brezovec
- Rich and Lynette Stuart
- Marlene Ju
- Via Zoom: Sue Taber, Chris Smith, Nick Baroni

#### **Introduction of the 2022 Board:**

- President: Jon Miozzi
- Vice President: Carmen Baroni
- Treasurer: Matt Warnock [Outgoing: Sue Taber]
- Committee Chair: Bill Cuffari
- Secretary: Danielle Szabo [Outgoing: Matt Warnock]

**Approval of the 2021 annual meeting minutes.** Last year was via zoom:

Motion to Approve: Lynette Stuart

Second: Matt Warnock

Formal: All Approve. No nays

#### **1. Treasurer's Report – Sue Taber – Outgoing Treasurer:**

- Sent out the report ahead of time with link to documents we are referencing
- 2021 – 2 huge purchases of importance
  - Pool heater – not boiler – does not require county yearly inspection and fee
    - \$14,000 does have a 3-year warranty
  - New Pump
    - \$3200 – does have 2-year warranty
  - TOTAL 2021 - \$15,000 in new equipment

- 2020 – Major cost was the new pool cover.
- Reserve is depleted while recognizing that we still have a substantial need for capital improvements:
  - Pool gate
  - Signage
  - Pool furniture
  - Common Area Landscaping
- 15 households with outstanding dues – must pay to be able to use the pool
- \$605 due amount
- 2022 budget – similar to past budgets
- Membership dues remain stagnant
- 3 years ago, HOA implemented the transfer fee of bringing in \$1200-\$1500 / year with 4-5 transferring homes on average. This is the only additional source of revenue.
- Main expenses
  - Management of the pool and the utilities
  - Landscaping and groundskeeping
  - Insurance
- Breaking even on the budget – unusually take a loss so this is the first year in a while that we will potentially break even, if we do not have any unexpected expenses.
- Profit and loss make it look like we are “making money” however:
  - Pool equipment is depreciated overtime so it is not in the profit and loss
  - The \$7,000 remaining balance did not include the pool equipment (as per above) and the landscaping invoice that was paid after the first of the year.
- Assessment funds remaining from 2017 are now gone. All expenses were tagged separately (pool improvement)
- \$10,000 reserve currently
- Budget does not include any “out of the book” expenses

#### **President Recap and Discussion with Treasurer Report:**

- Jon has been on the board for 4 years and has been a part of the conversations about the things that are needed to be updated in efforts to keep the community beautiful and help to maintain home values.
- Marlene Ju asks: Have we agreed that every 3 years dues must go up?
  - Jon answers – that statement is from the bylaws which were updated in 2017. That said, the board is “allowed” to increase 10% max every 3 years without a neighborhood vote, but are not *required* to increase.

#### **2. Committees – Bill Cuffari:**

- **Pool Committee:** Pool Man Tim Taber - big thanks to the pool committee
- **Earth Day**
- **Beautification:** Erin Myers – flowers and decorating
- **Welcome Committee** – Lennette Stuart, Angelique Ringness, Amy Bischoff
- **Architecture Committee:** No specific subcommittee right now it falls on the board.
- **Audit Committee:** Need Volunteers
- **Social Committee:**

- **Donuts and Dawn:** Outgoing Sherlyn Kucharson and Trina Kovalski | Incoming: Danielle Szabo, Carmen Baroni and Jaclyn Warnock
- **Halloween Pizza Party** – Rich and Lynnette Stewart
- **Maintenance committee:** Tim Taber

**Action Needed:** What unique abilities do you have that you can help with! We would love more volunteers to help add to the sweat equity to keep the costs down. Will ask via social media & email. Stay Tuned.

**Upcoming Committee Events:**

- We are bringing back the community garage sale! Dates TBD - end of May beginning of June
- Talked about block parties

**3. New Business: HOA Survey / New Assessment / Signage Update**

- Last year we sent a survey to learn what was important to homeowners to better understand how to use HOA monies. The results had a common theme:
  - Signage
  - Pond repairs / improvements
  - Pool Main Gate
  - Windows in the pool house that are broken
  - Landscaping that is around the pool house
  - Landscaping at the entrance
  - Lights that are around the pool
- **RESULT: Assessment: HOA built a budget that will look at these line items in priority order**
  - Signage (10-15%)
  - Gate
  - Landscaping (40%)
  - Ponds
  - Pool Furniture (40%)
- Assessment will be sent out in early summer
- HOA is giving a 60 days window to pay vs the 30 days in by-laws.
- Assessment to be paid by end of summer. This means we will not be gaining the money for the pool for improvements for this summer.
- Objective is to do the things that everyone sees first. And these items are those that are capital expenses that will last many years.

**TOTAL: \$650 / house || \$60,000**

- **Signage – Carmen Baroni:**
  - **Front Entrance is being fixed**
    - Driver insurance covered stone
    - Our insurance is covering the sign
      - Separate problem – day there was vandalism – mailboxes knocked down, etc.

- New Color Scheme: Darker background with lighter lettering and removing gold
- Losing the pond in the logo but keeping the “L”
- ASK: Volunteers Needed: to paint the posts of the street signs

### **Open Discussion:**

- **Q:** Brian Brezovec – need to start thinking about the lakes – dredging and expressed the desire for wanting benches / walking trails around the pond. Made Mention that the adjacent property has had some work done and it seems to be affecting Lorien Woods drainage. Keri Purcell – greenway pond is overflowing into Purcell yard.
  - **A:** Response: Ponds are on the list – aqua doc maintains to keep stink down. The Board will also be reviewing drainage issues around the pool / into pond. Unsure if water is draining under concrete surrounding pool or if gaps in skimmers are causing leak.
- **Q:** Brian asks what is the budget for the ponds.
- **A:** Not as much in this assessment outside of the immediate repairs. Dredging has not yet been budgeted.
- **Q:** Why so much for Landscaping
- **A:** The Common big island at the entrance, those huge pines are diseased and dead/dying and all need to be removed and replaced.
- **Q:** Some of the items will not be done until next year?
- **A:** Yes, some items of the pool items we will be buying at the end of the season when they are (hopefully) less expensive. We intend to get 2-3 quotes / item needed to make sure we are leveraging the best cost. We do already have signage companies on board. We want to continue to spend money wisely so if we are able to use sweat equity on some things (i.e., Jon, Tim, Will removed the dead tree near the pool last year) we will continue to do so. Another example is that we are taking on a sign company to do the actual signage but the painting of the poles and such will be on us to try to reserve as much money as possible for future expenses.
- **Q:** Using the same pool company? Will they be able to staff? Will we be able to have a backup plan?
- **A:** Yes, we are on a 3-year commitment with them right now? We are already starting to look as we know two of the guards that we had last summer are graduating. We hope we don't need a plan B as that is why we pay Hastings.
  - **SUE** – we did a cost differential to manage the pool ourselves vs Hasting and it was about \$3,000 more that we pay Hastings. However, she extremely cautions doing it on our own with the insurance and liability that comes with us taking it on.
- **Q:** Tim – evening swim was a lot of fun! Kids night / Adult night – want to try to get more activities to bring people together!
- **Q:** What are the rules of enforcement for our community regulations? i.e., garbage cans visible on the street, pick up phone books that were dropped off weeks ago, mailboxes tied together with twine, etc.
- **A:** Yes, we can look at being more direct at those who violate these regulations.

**Meeting Adjourned: 8:00PM**