

Butler Meadows Home Owners Association Annual Meeting

March 7, 2024

Call to order at 7:10

At the time of call to order, only at 14 households. Did not meet quorum.

- President's Report
 - Budget was right on the mark. This means we were not able to put much in reserves due to increases in expenses. Held dues where they were last year as of this time. Will have to evaluate for next year if the expense increases were not an anomaly.
 - Looking at pricing to remove a few of the trees that obstruct the view at entrances. Waiting on quotes back as of this time and seeing if Tipmont is responsible for trimming these in any way as they are near power lines.
 - We are still fighting the sinkhole in the retention area but did add rocks to it last year.
 - Please be aware of your neighbors and parking on the streets. It has been getting very congested and the covenants do not permit long term parking on the streets.
 - Putting an initiative together to make sure mailboxes are up to scale across the neighborhood. More will be coming out in the near future about this and what may need fixed specifically on your property. Home owners will be given the summer to make fixes and then the board will reassess in early fall. This is about value to the neighborhood.
- Budget Review
 - As of now we only have 16 outstanding homes for dues.
 - Presented the budget.
 - Have done a 3 year contract with Long Horn for lawncare which is helping to hold prices stable there.
 - Financials as of 2/29/2024
 - Assets: \$44,356.12
 - Liabilities: \$25,305.27
 - Reserve: \$16,000
- Other issues
 - Parking has been an issue and being left in idle on the street for long periods of time. Please be mindful of your neighbors and respecting shared space. Please also be mindful that kids will get more active in summer and more parked cars can lead to safety concerns. Be sure you are not obstructing views as well with parking. We ask that individuals try to park in the spots available on their property to help mitigate these concerns.
 - Mailboxes. We will be walking the neighborhood and evaluating structure, paint, and other aspects that need addressed. Letters will be sent out early summer of what each property owner needs to address.

- If you cannot get out and paint your mailbox or administer repairs, please reach out to the board and we can try to assist with painting, or a neighbor, or maybe even a teenager in the area can assist.
 - Will work on group pricing if there are large numbers of individuals needing to replace posts or mailboxes. More will be provided on this.
- Please also be tending to fences and mindful of fixing posts and painting as outlined in the bylaws.
- Voting for board members
 - As we did not hit quorum, the board members who were up for nomination will automatically roll forward with approval.
- We do encourage more participation from the neighborhood so please do not think twice about joining or speaking to someone about the positions if you have been thinking about it.
- In the future, please encourage your neighbors to fill out the proxy or join us via Zoom so we can hit quorum and make steps for approval in the future. Please do not hesitate to reach out to the board or directly to Main Street if any concern arise.

Called to close at 7:23pm