

Aston Meadows HOA
Annual Meeting Minutes
September 19, 2023
7:00 pm

President Troy Huhmann opened the meeting at 7:05 pm. He reported we had welcomed 3 new neighbors to the neighborhood. At this time there are 2 homes for sale.

ACC Report – Charlie Plumlee reported 16 warnings with fines were sent with 75 total letters sent. 18 Proper Management requests were received.

Finance Report – Kelly McGregor reviewed the yearly financial report. Membership dues were paid in 2022/2023 with only 2 house holds unpaid. 2023/2024 budget was discussed with a concerning question.

Open Discussion – Hal Lloyd

- 1) Questions were raised concerning entrance security cameras being used. Cyndi White, GloboLink, reported the cameras worked 95% of the time. Down time was during storms.
- 2) Hal reported the portable signage at the front of the first entrance was going to be replaced. A new sign will be purchased and installed with 2 sets of new letters.
- 3) Hal also reported there would be only HOA 1 dumpster day in 2023/2024.

HOA Board Members Results and Introduction of 2023/2024 – Londa Pontius

She reported the voting results the 2 new Board members were Kelly McGregor (returning member) and new member, Darren Trainer. Congratulations

Troy thanked Michael Bennett for his volunteering and managing the yearly garage sales event. Michael retired and neighborhood volunteers stepped up for 2023 garage sale. NEEDED – Volunteer garage sale coordinator. Please contact one of the Board Members if you would volunteer.

Troy also thanked Amy Cochran for her coordinating annual HOA socials for several years. Petra Gatzemeyer for volunteering to coordinate the socials for 2023/2024.

Troy also thanked Dale & Londa Pontius and Ruben & Samantha Taylor for putting out the American Flags for special holidays.

Troy also thanked David Mallory for collection the frayed American Flags and ensuring the flags were retired as properly.

Drawing for 3 gift cards for attending members – Winners were the Sittons, Judy Field, and Gayle Reeves.

No further business – the meeting was adjourned at 7:36 pm.

Respectively Submitted:

Londa Pontius

Secretary

Aston Meadows Homeowners Association

ANNUAL MEETING

September 19, 2023, 7:00 PM

AGENDA

- I. Call to OrderTroy Huhmann

- II. Year In Review
 - A. New NeighborsTroy Huhmann
 - B. CCR Compliance ReportTroy Huhmann
 - C. ACC Report..... Charlie Plumlee

- III. Financial Report.....Kelly McGregor

- IV. Open DiscussionHal Lloyd

- V. Election Results and Introduction of 23-24 BoardLonda Pontius

- VI. Prize Drawing.....Jerri Rinehart

- VII. Adjourn.....Troy Huhmann

Aston Meadows HOA

2022-2023 Income and Expense

Income	Actual	22-23 Budget
Delinquent Fees	105.00	-
Finance Charges	19.88	-
Fines	0.00	-
Interest Income	263.32	-
Membership Dues	42,000.00	42,600.00
Total Income	<u>42,388.20</u>	<u>42,600.00</u>
Expense		
Accounting Audit	300.00	300.00
Delinquent Fees	450.00	-
Dumpsters	5,145.06	5,300.00
Electrical Repairs	910.88	353.00
Electricity	4,599.79	5,400.00
Entrance Beds	3,626.57	3,400.00
Entrance Decorations	155.55	250.00
Entrance Security (Cameras)	62.52	-
Entrance Security (DSL)	516.12	516.12
Flags & Flagpoles	205.97	500.00
Garage Sale	503.10	250.00
Holiday Lights Contest	188.94	150.00
Insurance	3,085.00	3,200.00
Landscaping Maintenance	3,049.80	3,600.00
Legal	31.27	300.00
Management Fees	10,500.00	10,500.00
Meetings	262.20	250.00
Postage and Delivery	450.43	650.00
Printing and Reproduction	799.45	1,000.00
Social	872.58	3,000.00
Storage	920.31	1,155.00
Taxes	4.77	-
Website	0.00	-
Welcoming Committee	105.00	385.00
Total Expense	<u>36,745.31</u>	<u>40,459.12</u>
Net Income	<u><u>5,642.89</u></u>	<u><u>2,140.88</u></u>

Aston Meadows HOA
Balance Sheet as of June 30, 2023

Current Assets

Checking Account	42,178.83
Contingency Reserves	14,096.87
CD	18,457.01
23-24 Dues paid before July 1	<u>-30,590.00</u>
Total Current Assets	44,142.71

Liabilities & Equity

Retained Earnings	38,499.82
Net Income	<u>5,642.89</u>
Total Liabilities & Equity	<u>44,142.71</u>

Aston Meadows HOA

2023-2024 Budget

Ordinary Income/Expense

Income

Membership Dues	42,600.00
Total Income	<u>42,600.00</u>

Expense

Accounting Audit	300.00
Dumpsters	2,850.00
Electrical Repairs	750.00
Electricity	4,800.00
Entrance Beds	3,600.00
Entrance Decorations	250.00
Entrance Security (DSL)	750.00
Flags & Flagpoles	250.00
Garage Sale	250.00
Holiday Lights Contest	200.00
Insurance	3,085.00
Landscape Maintenance	3,100.00
Legal & Professional	100.00
Management Fees	13,500.00
Meetings	250.00
Postage and Delivery	500.00
Printing and Reproduction	800.00
Sign	4,000.00
Social	3,000.00
Storage	900.00
Taxes	5.00
Website	42.00
Welcoming Committee	385.00

Total Expense	<u>43,667.00</u>
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Net Ordinary Income	<u><u>-1,067.00</u></u>
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