

## Balintore Board of Directors Meeting

November 3, 2021

APPROVED

The meeting was called to order by Jeremy Froehner at 4:03PM

Present – Patrick Kochenour from Proactive Management, John Arata, Jeremy Froehner, Michele O’Hara and Jennifer Arata. Quorum confirmed

### Vacant Board Position – Treasurer

Jeremy Froehner nominated Jennifer Arata to fill this position. 2<sup>nd</sup> by Michele O’Hara

### ARC & Grounds Committee

Because the Ground Committee Chairman recently decided to leave the position, the committees will operate as one combined committee until a replacement volunteer is identified. The committee will continue to follow all established procedures. The board approved this change. All board members will solicit residents to fill this committee as well as the Treasurer and Secretary positions going forward.

### 2022 Budget

Discrepancies in the budget presented by the previous Treasurer was brought to the attention of the board by Jennifer Arata. The projected 2021 year end reserve balances and expenses for the front Monument are not expensed correctly and need to be discussed with the CPA. Jennifer will work with the Balintore accountant to rectify any discrepancies and correct the budget to present to the membership with the 2022 dues statement.

All board members agreed to keep the dues the same for 2022, with the understanding that the dues will potentially need to increase in 2023.

Patrick will notify the accountant that Jennifer is assuming the Treasurer’s position.

Jeremy will go to the bank to change signs on the Balintore checking account to Jennifer Arata and Jeremy Froehner.

### Action Items

The board agreed to get an analysis of the reserve in early 2023 to assist with future budgeting of expenses.

John Arata reported that Zack from FLC is very receptive to resolving grounds maintenance issues to be completed as well as resolving landscape maintenance issues with residents. Biweekly mowing in effect as of November 1<sup>st</sup>. Missed mowing from earlier in the year will be added as service is needed.

John also discussed the sprinkler system maintenance and rust issues on our updated front monument. He will contact Charlie Wells Irrigation to resume maintenance going forward. This will not only be a cost savings, but hopefully the rust from the water can be eliminated to avoid further damage and staining.

Next meeting scheduled for December 1<sup>st</sup> at 6PM

Meeting adjourned at 4:39PM by Jeremy Froehner, 2<sup>nd</sup> by John Arata

*Michele O'Hara*

12/01/2021