

Balintore Annual Homeowners Meeting
October 13, 6:30PM
Lutheran Church of the Resurrection

Meeting was called to order by President, John Arata at 6:35PM

Roll Call

John Arata-President; Jeremy Froehner- Vice President; Jennifer Arata- Treasurer;
Rob Reardon-Director; Michele O'Hara- Secretary; Matthew Morgan and Patrick
Kochenour- Proactive Management; 35 homeowners present or represented by proxy.
Quorum present.

Proof of Notice of Meeting verified

Approval of 2021 Annual Homeowners Meeting Minutes by John Arata; 2nd by Jeremy Froehner

Approval of September Board of Directors Meeting Minutes by John Arata; 2nd by Michele
O'Hara

Treasurer's Report

Jennifer Arata reported that the budget for 2023 will be finalized in November once additional
actual 2022 financials are completed.

At this time, there is an anticipated 2022 loss of at least \$5,000.00, largely due to the legal fees
incurred to defend against a homeowner's claim.

Based on the current 2023 budget draft, projected and/or inflation increases will necessitate an
increase of up to \$200.00 for the 2023 dues. This would translate to about \$15.00 more per
month if the new dues are \$1700.00 per year. The Homeowners dues have remained the same
since 2016.

Dues notices will be sent by mid-December.

The options to pay biannually or quarterly will remain in effect.

Grounds Committee

Lawn service will change to every other week on November 1st. This is appropriate for the
winter growing season.

Please direct any lawn maintenance concerns to John or Jennifer Arata. We will be more
effective by having a single source for contacting FLC.

Weed control in the ponds bordering the Balintore properties will be investigated and
completed by the HOA even though the majority of these areas are owned by Lansbrook Golf
Course. Based on concerns expressed by homeowners, we have asked the County to assess the
condition of the ponds. County response is still pending.

The Conservation area is an ongoing project. There is a very detailed plan that is still waiting on
the required county approval. Many attempts have been made to escalate this approval, more
aggressive steps will need to be taken – and will be. The HOA is responsible for this
Maintenance by Deed Restrictions, even with resident ownership of some areas.

The Social Committee will be starting to plan neighbor events again. Visit by Santa/ neighborhood Christmas party will be scheduled for this year and coordinated by Mary Kralowetz who has agreed to coordinate events replacing Christina Froehner who is stepping down.

Election of Directors

John Arata asked the floor for new candidates – no response.

Additionally, there were no applications submitted/received by ProActive as distributed as part of our annual member meeting notice.

Jeremy Froehner, Rob Reardon and Jennifer Arata were reelected by the members to a new two-year term.

John Arata thanked committee members and other volunteers for all their work this past year.

New Business

The representative from Spectrum presented a potential discounted rate for Balintore residents.

\$61.00 per month for 500 Mbps internet speed including wi-fi, cable TV and 2 DVR machines. Telephone, if requested will be \$14.99 and billed separately, as well as any additional services, to the resident.

This will be a 5 year plan, with price increases limited to 5% each year.

If accepted by at least 51 homes (75% of the residences) \$732.00 would be added to the HOA dues.

Also, Spectrum will contribute a \$6,900.00 signing bonus to the HOA.

This will be a significant cost saving for our residents. Information will be available through HOA representatives in the future. As reference, this service would be similar to our landscaping service; meaning all homeowners would be required to pay their portion of the cost, and would not be eligible to opt out.

A preliminary hand count of residents in attendance (approximately 25% of the members) was very favorable. The Board will determine next steps and potential time frames. Several steps will be required to proceed, including detailed contract review and attorney evaluation.

Meeting was adjourned at 7:18PM by John Arata; 2nd by Jeremy Froehner