

Balintore BOD Meeting
September 22, 2022

The Meeting was called to order by John Arata at 6:36PM

Present- John Arata-President; Jeremy Froehner- Vice President' Jennifer Arata-Treasurer; Michele O'Hara-Secretary; Rob Reardon- Director; Matthew Morgan and Patrick Kochenour – Proactive Management
Quorum present

Approval of July 19, 2022 minutes by Jennifer Arata, 2nd by Jeremy Froehner

Budget Review for 2023

Due to increased expenses and unbudgeted legal fees, the Homeowner's Association will have a loss of this year of approximately \$5,300.00. This amount can be covered by our prior period operating fund.

If we continue with the annual assessment rate of \$1500.00 per year, our shortage will increase to approximately \$11,700.00 in 2023. This will seriously impact our ability to cover any unforeseen expenses or price increases going forward.

Balintore HOA fees have not increased in over 5 years.

Proposed increase in yearly HOA fee to \$1,675.00 per year. This translates to approximately \$15.00 per month. Payments are available on a quarterly or biannual plan as in previous years. The budget an proposed 2023 annual assessment fee will be finalized in October to include additional months of actual 2022 costs and presented to the Board in November.

Front Entrance

The Laurel Oak trees that line the entrance to our community have a life expectancy of 20 – 25 years. One tree in particular has dropped large limbs due to disease and age. That tree has been tagged for removal as soon as we receive county approval. The cost will be shared with Indigo Pond as dictated in our documents. The tentative plan going forward is to replant Laurel Oak Trees to maintain the look of our entrance. This tree grows rapidly and over time is expected to maintain the canopy that is so attractive.

Neighborhood Newsletter

This will be distributed to all residents to provide information regarding our annual meeting on October 13th and encourage resident participation for our open board members and committees.

Balintore Fall Social – tentative at this time.

ProActive Action Items

Matthew Morgan will continue to engage the county on steps to be taken to cleanup and maintain the conservation area. Response to all efforts to engage the county has been ongoing and so far unproductive.

Matthew will also try to follow up on spraying for mosquito control.

Updated email list is almost complete for all current residents.

Balintore Homeowners Meeting – October 13th 6:30 PM at The Lutheran Church of the Resurrection, located at 1555 Windmill Pointe Road.

November 1st will be the next BOD meeting to finalize the budget

Meeting adjourned by Jeremy Froehner at 7:55PM. 2nd by Rob Reardon