

Meeting Start Time: 7:00pm

Trustees in Attendance: Keith Ernst, Sue Blasé, Dee Barnett

Board of Representatives in Attendance: Irina Hale

Committee Members in Attendance: Julie Weissflog

Homeowner Concerns or Reports:

- There is a broken piece to the fitness machine. The model we have is discontinued, but we are looking for parts that could work.
- Due to the recent increase in property crimes in this and surrounding neighborhoods, we are sending out a survey on thoughts about a subdivision security network for the entrances.

Clubhouse:

- We still need to select a contractor for the insulation and electrical work.
- More folding chairs are going to be ordered for events.

Social Update:

- Easter Egg Hunt will be held on Saturday, April 16th.

Pool News:

- The new bathroom privacy fence installation is estimated for March.
- We are receiving a bid on replacing the baby pool filter.
- 2022 pool pass stickers are in!

Finance:

- Income
 - Assessment collections exceeded budget as we collected on a few past due accounts
 - Clubhouse rental down vs. budget
- As expected we finish the year lower in our cash balance than prior year (\$141,770 vs \$160,784)
 - This was mostly expected due to our decision to replace coping stones without doing a special assessment

- It also was largely driven by
 - Fitness Center upgrades that were not budgeted for
 - Higher than anticipated repair costs due to storm damage and decisions to accomplish other projects connected to those repairs (clubhouse lights, gutter covers). The positive offset to this is we have a new roof, new gutters, new lights and will have a new bath house fence in 2022 that was paid for in 2021.
 - Unplanned replacement of keyless entry lock hardware that went bad outside of the warranty period and ordering additional key cards due to increased demand for clubhouse/courts access.
 - Insurance costs increasing significantly. Some due to timing of billing (\$3,639 was 2020 insurance costs but were paid in Jan of 2021), overall insurance increases globally and quite a bit tied to the workers comp insurance status with some of our vendors. After our workers comp audit we will have a credit coming from the insurance company that will deposit in 2022.

Meeting End Time: 7:40