

HARTFORD PARK HOMEOWNERS ASSOCIATION

Meeting Minutes | October 10, 2024 | 7:00 pm

- Call to order - 7:08 pm
- Members in Attendance - Daryl Lundberg, Murray Trepel, Norma Jean Gile, Melanie Oldroyd, Shelby Cardall - North HOA
- Review Previous Minutes - **approved**
- Financial Review - **approved**
 - a. review 2025 budget

Hartford Park HOA	
Description	2025 Budget
Operating Accounts	
Income Accounts	
Dues Income	\$69,504.00
Income Accounts Total	\$69,504.00
Expense Accounts	
Postage & Delivery	\$25.00
Printing & Copying	\$20.00
Legal Services	\$500.00
Accounting/Audit/Tax Prep	\$350.00
Business Renewal	\$28.00
Reserve Study	\$1,500.00
Management Fees	\$6,114.00
Insurance Expense	\$11,301.00
Property Taxes	\$25.00
Landscaping Maintenance	\$8,000.00
Landscaping Clean Up	\$150.00
Tree & Shrub Maintenance	\$2,500.00
Irrigation Repair	\$800.00
Irrigation Winterization	\$250.00
Fertilization	\$500.00
Mowing	\$1,500.00
Snow Removal	\$3,000.00
General Repairs & Maintenance	\$20,000.00
Utilities	\$5,000.00
RESERVE CONTRIBUTION	
Reserves	\$7,941.00
Expense Accounts Total	\$69,504.00
Operating Accounts Net	\$0.00

b.

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- c. The board has **approved** to table the 5% dues increase discussion for next meeting.
- Corporate Transparency Act- board **approves** for North to facilitate that process.
- Bylaws -
 - a. Discussion on water bill and if that should be divided out equally. Board **approved** to not divide it out from the HOA dues.
 - b. Board asked North to draft a rule about signing a waiver prior to using the common area and letting them know the date and use type etc.
- Maintenance -
 - a. Landscaping - all issues have been addressed for this time
 - b. sprinklers will be winterized shortly
 - c. Roofs will be done on the 17th with Homer Roofing
- Discussion items -
 - a. Parking bigger vehicles - can we find a way to better accommodate this in the future?
 - i. issue with a truck that uses an unofficial stall in the middle park section by the mailboxes. Board will email North a photo of the vehicle and we will email the community to find out who the owner is.
- Violations

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- a. Using inspection report, send violations for window screens and items on porches.
- Future Items of Discussion -
 - a. The board **approved** budgeting for the reserve study in 2025.
 - b. Board will look into painting the curb red near the mailbox.
 - i. Last one was done in October of 2021. - board **approved** to not do at this time
 - c. board **approved** to table Bylaws until the October meeting
- Adjournment - 89:04 pm

Next Meeting: November 13th at 7pm via zoom

Goals for 2024

Goals for 2025

Remove Pine Trees (bid \$2,500) ✓	Have reserve study (bid \$1,800)
Have a CCR review by CCI Law	Remove rest of Pine Trees (bid \$2,500)

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