9/18/2022 Walnut Hill HOA Annual Meeting.

2:34pm Motion to begin meeting- Tracy Boggs, Heather Bozzo 2nd.

Agenda Review

 Pool Renovation Update- Billy and Amanda Plunkett

 Possible Increase of Dues for 2023

 Community Event updates

 Daniel Tweedy, VP affirmation

 Q&A

 Adjourn

Billy and Amanda provided an update on status of pool renovations and update on quote from pool company. Barton pools added a 9% increase to our original quote from 2021 due to inflation and rising costs of material and labor. Amanda and Billy volunteered to take over the 2022 Pool Season as managers and learned a lot through trial and error. Brandon and Amy Fries guided them through issues and learnings. The HOA is looking for others to step up next year to help with daily opening and closings. For 2022 there were only about 5 families that assisted with opening and closing pool daily. The board did get a quote for a pool management company to take over those duties but due to the high cost of that the board decided to try to manager themselves.

Tracy and Daniel provided an update on the financing situation. The pool is in desperate need of renovation however funding is the issue. Due to low cash flow it seems to be impossible to get approval for lending. The cost of renovation is around 250k upward to 300k. Our HOA has roughly 120k in the account but even with that our cash flow doesn’t show enough with our current annual dues amount. Discussed with those in attendance that the board is considering an increase of annual dues for 2023 year. Several homeowners in attendance voiced questions around the pool renovations and increase of dues. No amount was set and the board agreed to perform a CBA (Cost benefit analysis) to present to homeowners. There was a question about a possible one-time assessment and that is something that will be discussed at the next board meeting.

Heather Bozzo gave an update on community planning and events. The board agreed to have signage made for our community so that when there are events or communications that we could easily make that available to those who might not be on FB. We also discussed a newsletter, and the board is looking for volunteers to help with getting a newsletter put together and helping with distribution of that.

The Q&A session included many questions about fences, sheds, pools being installed on property, storing boats and campers. We discussed our current covenants and the bi laws. As written in our covenants and bi laws there are fencing and outbuilding guidelines. However, covenants do not prevent homeowners from inground pool installation (must be approved by board through application process) or storing campers or boats on their property. We did have one question about whether the board patrols the neighborhood to check on things and the answer to that is the current sitting board does not. If someone has a complaint the board will send a letter if it is within the scope of our bylaws. The board is made up of homeowners who have volunteered. We are not a paid HOA Management Company.

Motion to Vote Daniel Tweedy as VP was made and seconded by Billy Plunkett.

Motion to Adjourn was made