

# Cole Mill Townes Homeowners Association Board Meeting

## Meeting Minutes

Meeting Conducted Via Email on 10/12-13/2021

Present: Bruce Lewis, Sharon Terry, Angie Padgett

Bruce suggested that we fund the following projects out of the deferred maintenance line in the remaining 2021 budget: trimming trees/bushes behind the 400 and 800 buildings, repairing siding on dormers on units 801 and 1103, planting 2 new trees on the left-hand side of Culpepper to replace the Bradford Pears that were removed, and repairing decks. Sharon and Angie agreed.

Based on Sharon's concern about too large a dues increase in 2022, Bruce looked at different scenarios for the 2022 budget. In the final analysis, he concluded that we could reduce the deferred maintenance line in the 2022 budget by \$2,000, noting that at this level we should still have enough to do a comprehensive pressure washing throughout the neighborhood in late 2022, which is needed. Consequently, Bruce proposed that we cut back the deferred maintenance line in the 2022 budget to \$6,000. Sharon and Angie agreed.

As a result of this reduction in the deferred maintenance budget for 2022, and in order to fund roof replacement on two buildings in 2022, Bruce recommended that the dues be set at \$330 per month for 2022. Sharon and Angie agreed.

The agenda (on the following page) for the HOA annual meeting, to be held on Tuesday 11/30 at 7:30pm via Zoom, was adopted.

Bruce, Sharon and Angie all three agreed to continue to serve on the CMT Board.

## Agenda – CMT HOA Annual Meeting – Fall 2021 (11/30/2021)

Welcome

Quorum

Budgets

- 2021 Through 10/31/2021
  - Operating
  - Roofs
  - Deferred Maintenance Projects
- 2022 Budget & Dues

Election of Board for 2022

Other Business

Adjournment