

Cole Mill Townes Homeowners Association Board Meeting

Meeting Minutes

Virtual Meeting Conducted Via Email on 10/25/2024 – 10/28/2024

Present: Bruce Lewis, Sharon Terry, Angie Padget

Bruce presented the 2025 CMT budget, noting that this budget will allow us to finish off all of the deferred maintenance in 2025 that we have been accumulating. The 2025 dues will remain the same as 2024 (\$375/mo). The Board approved this budget.

Bruce suggested the appointment of a CMT Landscape Advisory Committee to start exploring a project to renovate the CMT landscaping. The Board agreed.

Bruce indicated that in 2026, per the revised strategic plan (also presented), we will be able to start afresh with our physical plant in good shape and a new approach to capital budgeting in place (utilizing a reserve study). The Board approved the revised strategic plan.

The Board approved the agenda (next page) and the date for the 2024 Annual HOA meeting (11/26/2024).

Sharon announced that she was resigning from the Board after this year in order to give someone else in the community an opportunity to serve.

Agenda – 2024 CMT HOA Annual Meeting (11/26/2024)

Call the Meeting to Order

Establish that We Have a Quorum

Budgets

- 2024 budget through September 2024
- 2025 budget

Revised Strategic Plan

Appointment of a CMT Landscape Advisory Committee

Election of Board for 2025

Other Business

Adjournment