

# Adair Estate Unit Owners Association

## Annual Meeting

November 19, 2022

### Attending

- 1326 – Lou (HOA President) & Elizabeth Locricchio
- 1312 – Sandra Mendel (Board Member)
- 1314 – Susan & Glen Stine
- 1308 – Lainie Stoltz
- 1328 – Carrie Davis
- 1330 – Alida Silverman
- 1320 – Melinda & Dan Marshburn (Board Member)
- 1316 – Nan & David Partlett
- 1324 – Chris Casey (Board Member) & Doug Weiss
- 1310 – Brian Mitchell (HOA Treasurer)
- 1322 – Lisa Zawacki & Derrick James (Via Proxy)
- 1306 – Libby Cates (Via Proxy)

### Agenda

Lou Locricchio (HOA President) brought the meeting to order at approximately 4:10 pm. A quorum is represented, with a total of 12 of 15 Unit Owners in person or via proxy.

#### **ELECTION OF SLATE OF OFFICERS**

One resident asked about the requirement that Board members should serve staggered terms (see Condo Docs. Article III, Section 2, Term of Office). Lou said that the Nominating Committee was aware of this, and that it was not brought up last year.

**MOTION: (LOU/DAN) CALL FOR VOTE ON THE FIVE (5) CURRENT MEMBERS OF ADAIR BOARD TO SERVE NEW, 1-YEAR TERMS, AND WITH THE ISSUE OF STAGGERED TERMS TO BE ADDRESSED IN THE 2024 BOARD ELECTION.**

**No further discussion. Motion carried; only one Unit Owner voted against.**

#### **2023 OPERATING BUDGET**

The HOA Treasurer reviewed the proposed 2023 operating budget. It was noted that the biggest change is that the Board is recommending a 5% increase in the current monthly fees for each Unit Owner. Treasurer pointed out that in 2023, there is no painting scheduled, as the painting scheduled for 2023 was moved forward into 2022. It was noted that Adair Estates has gone 5 years without an increase in dues. The proposed budget allocates roughly \$20,000 for painting reserves, thus ensuring that we will have the cash available to do the painting early in the year.

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The Treasurer also pointed out that we are changing the landscape contract provider. One Unit Owner asked who it is (Crabapple), and if they've been vetted. Apparently, Crabapple has previously bid on the Adair contract.

One Unit Owner said he agrees with a 5% assessment, but that he would hope that there will be no special assessments in 2023 like the one we had in 2022 for several deferred maintenance projects. The HOA President said that there's no way to guarantee no special assessment, but that the projects completed in 2022 were necessary, overdue and should not need repeating anytime in the foreseeable future. Everyone seemed to agree that we would prefer to avoid assessments.

One Unit Owner had questions about the Landscape budget, how it changed, how the "special projects" are being decided. The Treasurer said that the various tree-related line items are being merged, which will provide flexibility in how the money is allocated by the Landscape Committee ("LC"). For example, it was asked about a tree having to come down, which would likely cost more than the budgeted \$3,000.00. One Unit Owner pointed out that there could be monies taken from other landscape-related line items, which is the point of merging some of the sub-accounts for the Landscape budget.

About the "special projects" line item, the Treasurer said that the Board felt that it should be involved in unusual or large (a/k/a "special") expenditures. It was acknowledged that the LC is the most likely place that will need/request special projects.

One Unit Owner said that it's been suggested before that Adair should maintain roughly \$50,000 in permanent reserves. The Treasurer said that at present, we have \$31K, and this proposed budget will add \$20K.

One Unit Owner expressed a concern that the LC will be in competition for the \$7,500 in special projects. The HOA President said that it would be incumbent on the LC to submit to the Board their requests for 2023 to be included in the proposed Budget. Absent that, the Treasurer prepared a budget based mostly on current-year spend, plus the known numbers of the new Crabapple contract.

One Unit Owner questioned why we're not raising dues more than 5%. It was pointed out that 5% only gets us a little more money, but not enough to cover some known big numbers, e.g. small courtyard, mulch, etc. The HOA President said that he wanted to take small steps, especially given this year's special assessment. One Unit Owner said that it's conceivable we could have another incremental increase in dues next year as well. Some said that prior to the past few years, there were small dues increases basically every year.

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### **MOTION TO APPROVE THE PROPOSED BUDGET (DAN/ALIDA)**

**No further discussion.**

**Motion passed unanimously; no “no” votes.**

### OTHER BUSINESS

- Website – One Unit Owner asked if the Adair Estates website could be reviewed to correct some inaccurate information. For example, there is a conflict in how the Concierge duties are described. Also, the Adair Unit Owners Roster may not be up-to-date. The Board member responsible for maintaining the Adair website will look into these suggestions.
- Parking on Common Drives – The HOA President reminded everyone not to park in the common drive areas, not to block emergency access.

### **MOTION TO ADJOURN (DAN/DAVID) – Motion passed.**

Meeting adjourned 5:18 PM.