

## AFW Homeowner's Meeting 2/3/2024

10:07 Jerry announced meeting would start at 10:15

10:15 – Meeting started by Jerry. Agenda announced

Budget:

- Gene Short reviewed the 2024 proposed budget, highlights include:
  - Increased amount for common area mowing budget – McCabe's increased their rate from \$480/mow to \$530/mow for 2024. This is the first rate change since working with McCabe's in 2012
  - Community events is budgeted at \$1000 for 2024; down from a budget of \$2000 in 2023, but without an activities committee, nothing has been spent since 2020.
  - Common dues will need to increase from \$75/year/property to \$90/year/property.
  - The 5% Discount / 10% penalties exist as in the past for early and late payments, respectively.
- The floor was opened for questions and discussions before voting to approve:
  - Homeowner B. Cunningham inquired why we've been with the same mower for so long and if we compare shop multiple mowers.
    - Jerry O'Neal replied that:
      - We haven't because it's been much cheaper than others, historically.
      - This is something that is up for debate/evaluation.
    - Gene Short replied that comparison shopping landscapers is well outside of his comfort zone and nothing that he has interest in doing.
    - There was also a suggestion to add a map of the common areas to the website.
  - Homeowner B. Cunningham inquired about the community events and why the budget decreased.
    - Gene Short replied that with the increase in dues already needed and the lack of participation in the HOA activities in the past, it didn't feel like a good time to hold the budget at \$2000. If we increase dues and end up having a budget surplus left from community events, it will be hard to justify the dues increase. It was added that dues would need to increase by another ~\$10/owner to cover.
    - Homeowner G. Grandstaff added that community events don't always need to cost money.
  - Homeowner B. Cunningham asked if the activity committee could be renamed to something else; no objections were raised to this.
- Homeowner B. Cunningham inquired why we have no Facebook group for the HOA. Treasurer Gene Short responded that there are no volunteers willing to manage this.
  - Homeowners B. Cunningham and G. Grandstaff asked if they could start a Facebook group for the HOA. No objections were raised.

10:54 – The budget was unanimously approved by all homeowners in attendance.

10:55 – Following the budget approval, Treasurer Gene Short addressed the room in regard to the treasurer role. After some personal tragedies over the last year, he is happy to co-treasure or step down from the role, if the homeowners feel that his execution of the Treasurer role is subpar.

Members Present:

- President - Jerry O'Neal IV
- Secretary - Brenda Santos
- Treasurer - Gene Short
  
- Homeowners –
  - L. Darden
  - A. Darden
  - B. Cunningham
  - J. Grandstaff
  - G. Grandstaff