

## 2022 Ian's Way HOA Officer/Directors Meeting

8/30/22, 6:15pm- 8:30pm

### Members in Attendance:

Steve Voce, Co-president

Ralph Crane, Treasurer

Jenn Jackson, Secretary

Beth Kucinski, Director 4

Absent: Andy Jackson, Director 5

Absent: MaryBeth Blanchette, Co- President

### Discussions:

-Roles of all HOA Officers, written out and presented by Ralph (bullet points taken from by-laws)

-Roles of owners/new-owners include annual responsibilities (written and presented by Ralph)

- proposal of adding HOA Liability Insurance (using existing funds). Beth K to obtain formal quote for ~\$1-2 million/coverage- this does not/would not supercede or include any individual HOA property insurance, but would rather be an adjunct for COMMON AREAS (fields, pump house structures, pump house equipment, etc)

-proposal to create 2 official PH/pumphouse volunteer "steward" roles, to be further defined and written in separate document by Ralph. Propose 1 steward for each side of street/each PH.

-Andy will obtain formal quote from Clayton & Sons roofing regarding fixing both pumphouses. This \$ was budgeted/agreed upon at 2021 annual HOA meeting and funds are readily available. Hoping to get these completed in fall 2022

-discussion of further upcoming expenses, which have also been budgeted for/agreed upon at 2021 annual HOA meeting. Items include but not limited to: replumbing both PH's, formal tank emptying/cleaning (no official costs in place yet). Both PH's will need to be re-bedded in 2023.

-propose to keep annual dues at \$600 for 2023. Once these projects are completed, no other major expenses arise in 2023, and there remains an excess of funds, we could consider potentially lowering the annual HOA dues for 2024

- discussion of overdue balance by the Clay's, house #53. Has paid some \$ YTD, but is overdue \$400 and has been non-responsive to recent reminders. Formal letter including necessity of placing lien on their home may be necessary if overdue balance is not paid soon

-Proposed Election/Re-election of 5 designated officers with status/changes

1. MaryBeth wishes to resign from Co- President role. Steve has offered to remain in President role

2. Treasurer Ralph. No change

3. Secretary Jenn. No change

4. Director Beth. No change officially, but has volunteered to be the designee to followup with reminders/alerts/followups for assigned field maintenance and PH maintenance tasks throughout the year. Has also volunteered to send invoice reminders and draft formal letters prn for overdue balances

5. Director Andy. No change