



2018 ANNUAL HOA MEETING

October 29, 2018

Board of Directors

Tony Centracchio (term ends 2019)

Jason Valvero (term ends 2020)

New Board Member (term ends 2021)

AGENDA

1. Call to Order
2. Election Results
3. Board Updates
4. Treasurer's Report
5. Future Plans
6. Open Forum
7. Adjournment

ELECTION RESULTS

Nominee: John Rhomberg

- 20 year resident of St. Louis
- Licensed CPA and Director of Finance for Martiz

Results

- 43 ballots submitted and confirmed by C&V
- Absence of a quorum (74 ballots)

BOARD UPDATES

- Improvements to guard shack
- Scheduled lighting improvements to front entrance
- Landscape improvements
- Agreement with Sentry Management

TREASURER'S REPORT

2018 Budget/Plan and YTD Expenses

- 2017: budget shortfall of **(\$5,880)**
- 2018: projected shortfall of...
 - **(\$10,424)** in 2018 (\$231 assessment)
 - **(\$950)** in 2018 (\$300 assessment)
- 2018 estimated expenses: \$35,920
- Projected surplus of \$8,000
 - Budgeted \$7,000 for tree removal that was eventually resolved by the County
- Projected EOY balance: \$30,000

FUTURE PLANS

- Sentry Management
- Consideration of additional improvements

OPEN FORUM

During open forum, each attendee may address the board for up to three minutes. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.