**Abbottsford Homeowners Association**

**Semi-Annual Homeowners Meeting Minutes**

***November 13, 2023 – 7:00 PM – Abbottsford Clubhouse***

1. **CALL TO ORDER**

The meeting was called to order at 7:12 PM.

1. **ESTABLISH A QUOURM**

With 86 members represented either in person or via proxy, a quorum wasestablished over the required 25% threshold set forth in the Bylaws.

1. **APPROVAL OF THE MAY 2023 SEMI-ANNUAL MEETING MINUTES**

A motion was made, seconded, and carried to approve the minutes from the preceding semi-annual meeting as written.

1. **REAL ESTATE REPORT**

Realtor Elizabeth McGuire spoke regarding real estate values within Abbottsford and the Green Hills neighborhood.

1. **SECURITY REPORT**

Margaret Levine spoke regarding security within Abbottsford.

1. **ASSETS COMMITTEE REPORT**

Townes Duncan provided the Assets Committee report.

1. **ENGAGEMENT COMMITTEE REPORT**

Nancy Lorenzi provided the Engagement Committee report.

1. **LANDSCAPE COMMITTEE REPORT**

Ashley Cantrell provided the Landscape Committee report.

1. **FINANCIAL REPORT**

Brad Pendleton provided the financial report as of September 30, 2023. The HOA’s assets totaled $1,508,955.00. Operating expenses were under budget by $6,611.90 (1.5%). Net income was over budget by $35,594.16.

1. **ONGOING ITEMS / UPDATES**

AT&T’s installation of fiber internet lines within the community is nearing completion.

It was announced that the Board intends to enter the HOA into a new landscaping contract with Milosi starting in 2024. Chris Wells provided information regarding the Board’s process in obtaining quotes, interviewing companies, and finalizing the decision.

1. **PROPOSED 2024 BUDGET**

The proposed 2024 budget was reviewed. The proposed budget does not include an increase in the monthly HOA fee.

A vote was held on whether to approve the proposed budget. With a majority of owners present in person or via proxy voting in favor of the proposed budget, the budget was approved.

1. **OTHER BUSINESS**

Homeowners had the opportunity to ask questions and raise concerns regarding community matters.

1. **ADJOURNMENT**

There being no further business to address, a motion was made, seconded, and carried to adjourn the meeting at 8:56 PM.