

Abbotsford Homeowners Association
Semi-Annual Homeowners Meeting Minutes
May 13, 2024 – 7:00 PM – Abbotsford Clubhouse

I. CALL TO ORDER

The meeting was called to order at 7:04 PM.

II. ESTABLISH A QUORUM

With over 25% of the members represented either in person or by proxy, a quorum was established.

III. APPROVAL OF THE FALL 2023 SEMI-ANNUAL MEETING MINUTES

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

IV. ABBOTTSFORD REAL ESTATE UPDATE

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

V. MILOSI UPDATE

Representatives from Milosi were present to discuss landscaping services and answer questions from homeowners.

VI. FINANCIAL REPORT

Brad Pendleton provided the financial report. As of March 31, 2024, total assets were \$1,623,040.90. The HOA's net ordinary income was \$51,758.60 vs. a budgeted net ordinary income of \$42,162.33. Net income (after reserve funding) was \$10,262.93 vs. a budgeted net income (after reserve funding) of \$0.

VII. ASSETS COMMITTEE REPORT

Townes Duncan provided the Assets Committee report.

VIII. ENGAGEMENT COMMITTEE REPORT

Nancy Lorenzi provided the Engagement Committee report.

IX. LANDSCAPE COMMITTEE REPORT

Ashley Cantrell provided the Landscape Committee report.

X. ELECTION OF ONE (1) BOARD MEMBER

The term of Board member Nancy Lorenzi has ended. Nancy Lorenzi is not seeking re-election. Noelle Kinser was nominated for the election prior to the meeting.

The floor was opened for nominations. With there being no further nominations, a motion was made, seconded, and carried to cease nominations.

A motion was made, seconded, and carried to elect Noelle Kinser to the Board by acclamation.

XI. OTHER BUSINESS

Updates were provided regarding the AT&T fiber installation, planning for paving, communications, entrance landscaping improvements, and updating the reserve study.

A motion was made and seconded to recommend that the Board remove Ashley Cantrell from the position of Landscape Committee Chair. A vote was conducted by a show of hands. With a majority of votes being cast against the motion, the motion failed.

The ARC approval process was discussed. Concerns were expressed with a particular ongoing renovation within the community, and it was recommended that adjacent homeowners be notified of upcoming renovations in the future. The Board advised that they would discuss this matter further and review the ARC procedures.

XII. ADJOURNMENT

There being no further business to address, a motion was made, seconded, and carried to adjourn the meeting at 9:08 PM.