

# BERRYESSA HOA

## Meeting Minutes

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Virtual Zoom 10/26/23 | 6:30 pm

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*Meeting called to order by Alex M 6:36at pm*

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### In Attendance

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Alex M,, Robin G, Carmine S, Russ W., Denise G. -

September 2023 minutes reviewed and approved. Motion by Alex, 2nd Denise.

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### Financial Report

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- As of September 2023;
    - Operating= \$ 44,162.42 (- 26,073)- loss due to yearly expenditures and putting into reserve
    - Reserves= \$ 198,754.19. Net gain of 8,963.24.
    - Total = \$ 242,916
    - Large or extra expenditures for the year include signs, driveway repair, replacement of gates, bathroom updates, dog waste stand purchase and installation., pool/spa repairs, gravel and turf spray, pine tree removals.
  - Motion to accept Alex, Denise 2<sup>nd</sup>
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### Old Business

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- Painting
  - The board will re-inspect homes on the paint/repair list for compliance
- Community Plant Replacement
  - If lot had plants that were removed, they should be replaced.
  - The Board will do an inspection of plants at the same time as the paint inspection. Robin provided a community map with recommendations for each lot. Garden West will update the bid based on the final report from the Board.
  - Alex reminded that no homeowners have reported it-Denise feels board/management should be keeping track of it/monitoring our common grounds
  - Caulking around urinal and sink replacement still needs to be done
  - Lock on men's door=Robin will ask him to c
- Dog Waste Station
  - Residents are using the bags. Extra bags will be in the maintenance room and replaced by the cleaning company.

- o Board voted to purchase 2 solar lights for dog stations Motion by Alex, 2nd Russ.
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#### New Business

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- Parking

- o Denise recommends issuing a 5 day parking pass for holiday parking. Residents would apply via the management company and provide dates. Jenan and Cortez have 48 visitor parking. In the past, the 48 hour rule has not been enforced during the holidays unless there are too many vehicles or large RV's. The Board feels there is no need to issue passes.

- 2024 Budget

- o Carmine recommends a 7% increase in dues in 2024 to keep up with rising expenses.
  - o Discussion on capping reserves, the need to increase based on amount in accounts and no increase in years while expenses have increased every year. Water expenses have increased 10%, however, this is not the only expense to increase.
  - o Vote to increase dues to 150.00/mo. Motion by Carmine, 2nd by Alex. All in favor.
  - o Robin will send Denise the form to sign up to receive monthly statements via email.
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#### Next Meeting/Adjournment

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- TBD via email.
- Adjourn-motion by Alex at 7:42