

CRSHOA Board of Director Meeting

Saturday March 8, 2025

Home of Sharee Brewer

1000am



Emily Wiygul, Paulette Brown, Sharee Brewer, and James Green met at this time.

Emily went through in detail the quotes received and her recommendations and reasoning to the Board for what she wanted to accept and reject. Board agreed with Emily's recommendations. Emily then reviewed an excel spreadsheet she had prepared showing her budget recommendation for the 2025 year. We are short nearly \$9K on assessments at this point. The Board agreed with Emily's recommendations on potential budget changes should the deficient payments not pickup. For future reference, the Board was advised that at nearly 18% of homes paying late this is a big enough figure that we need to be mindful of that on any future assessment we have to pitch to the ownership. Concerns were expressed by all about having nearly 60 homes who hadn't paid their assessment at March 1 but James felt certain the numbers would get better.

Next, Emily went over some things that she thought should be advised to the ownership at a meeting at some point. Emily has learned that there are renters in Cannon Ridge and some of the potential problems that brings for the Board. The Board discussed some other items that Emily felt needed to be pursued as possible changes to the by-laws and covenants to get more modern with texting and emailing and Facebook as opposed to this requirement for regular mail which is so expensive and antiquated. Emily posed to the Board for their thoughts on looking into bringing the phases into uniformity. The Board had no objection to looking into this. Emily advised that she would be meeting with HOA legal counsel, Jeff Arnold to get solid instructions on how to proceed with the areas of concern.

Next meeting set for Thursday, April 3, 2025 at Paulette Brown's home. Meeting adjourned at 1230pm. Next meeting date later changed to Sunday, April 6, 2025.

A handwritten signature in blue ink, which appears to read "Sharee Brewer", is written over a horizontal line.

Sharee Brewer, Secretary, CRSHOA