

# FLAURA'S ACRES HOMEOWNERS ASSOCIATION

Minutes of the General Membership Meeting

Saturday, July 15, 2023

Shipleigh Center, 921 E. Hammond, Sequim, WA

## CALL TO ORDER / ATTENDEES

The meeting was called to order at 1:05 p.m. Quorum present.

### **Board members present:**

Robert Davis, President

Jonathan Patton, Vice-President

Ruth Terry, Treasurer

Lisa-Ann Oliver, Secretary

Miriam Spreine, Member at Large

Thomas Noonan, Member at Large

Robert Oliver, Member at Large

### **Homeowners Present**

K. Danta, R. Cannon, 910 E. Blair

L. Fisher, 841 E. Blair

M. Fonville, 810 E. Belfield

A. and R. Kirsh, 641 S. Still

J. Miklosko, 941 E. Blair

A. Middleton, 870 E. Belfield

A. Moreno, 851 E. Belfield

S. Pennington, 921 E. Blair

K. Thomas, 961 E. Belfield

### **Homeowners Present by Proxy**

Berkseth, 920 E. Blair

Chan, 841 E. Belfield

Dawson, 830 E. Blair

DeSumma, 811 E. Blair

Dorcy, 820 E. Belfield

Gibson, 901 E. Belfield

Guinn, 913 E. Belfield

Lucas, 917 E. Blair

McMahan, 880 E. Belfield

Rippetoe, 871 E. Blair

Simpson, 840 E. Blair

K. Smith, 661 S. Still

Webster, 941 E. Blair

Williams/Hanjuan, 951 E. Belfield

### **New Business**

- Discussion regarding grant funding for redesign of septic system and annual budget. Budget approved, 24-4.
- Board motion to reduce monthly fees to \$100 and approve revised budget. Motion by Ruth, seconded by Tom. Motion passed.
- Another general membership meeting will be held once the redesign is completed, anticipated to be held in October, 2023.

Flaura's Acres Property Owner's Association			
FY 2024 Annual Association Budget - <b>Amended</b>			
September 1, 2023 - August 31, 2024			
<b>Operating Income</b>			
Checking Account Funds	\$ 20,900.00		
Association Dues			
(Water Dues - \$100.00)	\$ 63,600.00		
Accounts Receivable	\$ 3,600.00		
Homeowner Finance Charges	\$ 450.00		
<b>Total Annual Income</b>			<b>\$ 88,550.00</b>
<b>Operating Expenses</b>			
Bank Charges			
Safe Deposit Box		\$ 40.00	
Common Property Maintenance			
Property Mowing		\$ 2,609.00	
Engineering Reports		\$ 2,048.00	
Insurance Expense		\$ 1,137.00	
Legal & Professional		\$ 2,500.00	
Licensing & Permits		\$ 899.00	
Water Permit		\$ 299.00	
Sewer Permit		\$ 600.00	
Meeting Expenses		\$ 240.00	
Office Supplies		\$ 600.00	
Property Taxes		\$ 272.00	
Pump Electricity		\$ 2,660.00	
Septic System Inspection		\$ 3,630.00	
US Postal Service			
Postage		\$455.00	
PO Box Rental		\$166.00	
Website		\$ 222.00	
Well Water Inspections			
Water Sampling		\$ 4,100.00	
Water Testing		\$ 276.00	
Pump Materials		\$ 460.00	
<b>Total Annual Expenses</b>			<b>\$ 23,213.00</b>
Reserve Funds: Income - Expenses			\$65,337.00
(2.8 months Reserves)			