

**FLORA PARK COMMUNITY ASSOCIATION
DRAFT BUDGET BOARD MEETING
THURSDAY SEPTEMBER 21, 2023**

Call to Order:

Upon establishing quorum, the budget meeting of the Board of Directors was called to order at 4 p.m.

Board Members Present:

Janette Hoekman, Dianna Sepulveda and Mary Chen

Prime Association Services:

Jerald Allen, CCAM

Election Rules Changes in Mail:

Jerald Allen explained that the community should have received the Proposed Rule Change to Amend the Association's Voting and Election Rules and Procedures. The proposal is the removal of nomination from the floor and the removal of write-in nomination. Janette Hoekman explained that by doing this then the association could do election by acclamation if, for example, there are two people running for two seats, then only board approval is needed instead of the expense of voting. This change is recommended by Davis-Stirling — HOA guidelines.

2024 Proposed Budget:

Janette Hoekman explained: the purpose of this meeting is to review and approve the Flora Park Proposed 2024 Budget. We need to evaluate the budget compared to the prior year, consider vendors proposal, need to include reserve fund for the future and collect for day to day expenses. We had reserve study done to figure replacement costs.

2022: HOA due was \$293 and we were in the red
2023: HOA due was \$311 which was a 6.1% increase
2024: HOA due to be \$319 which is a 2.3% increase
Inflation is 4%.

Reasons for the slight increase: Good management of our money — we are getting good interest for our reserve money. Vendors offered us same or moderate increase. We have around \$1 million in our reserve. We are planning pool maintenance in Jan. & Feb. which will include acid wash and descaling.

A motion was made by Dianna Sepulveda and seconded by Mary Chen to approve the budget for 2024. Motion carried.

General Discussion /Open Forum:

Dryer Vents: At least 117 homes have had their vents cleaned. Board member recommended that the HOA educate, not take over homeowners' homes.

A homeowner said that he got a duct cleaning kit on Amazon and was able to clean out the ducts without walking on the tile roof. Board director pointed out that walking on the roof would invalidate the warranty.

A homeowner asked what kind of interest bearing account is the HOA funds in. It is not in bank CDs, but rather in house CDs separate from the bank.

A homeowner asked why not make the 2024 HOA due \$320 instead of \$319. Board member answered some homeowners are on fixed budget, so would mind the \$1 difference. Board director said we need to find the fine balance of not collecting too much as to be not fair to present homeowners, but need collect enough for our reserve.

Same homeowner said that our community is on its 5th anniversary, should the board be going out to review major contracts and change from Prime. Board director asked if he would be willing to lead that search.

Another homeowner said by we are paying \$1,000 /month for internet service. Board director answered service includes for our cameras, TVs, and gate system as well.

A homeowner asked what happened to the solar heating proposal. Board director answered two years ago, the board looked at different options. We as a private entity, do not get any tax break on solar panels. Reasons board did not opt for solar is because 1) cost too high & 2) problem with leakage & breakage. Every six months need to inspect the roof. So board decided to table it until better technology is available.

A homeowner asked if the water can be provided outside the community on Enterprise for our community to do car wash there. Community manager will look into that possibility.

A homeowner asked why three ladies were charged for plants outside their homes. Landscape committee Liz Breslauer said if it's requested, then homeowners will be charged. A homeowner pointed out that plants have to be replaced in the community, because of issue with the drip irrigation system. Liz said the drip tubes are like spaghetti in the soil and the soil in the community is like clay. Guidelines for Christmas lights will be out in October.

A homeowner asked what happens if a board member becomes incapacitated. Board director answered that had happened in the past. The board can recruit member to replace the incapacitated member.

Next regular board meeting is scheduled for October 19.

Adjournment: The meeting was adjourned by Director Janette Hoekman at 4:35 p.m.

Prepared by:

Date: _____

Mary Chen
Board Secretary