

Royalwoods Condos
Board Meeting Minutes
August 22nd, 2022

- Meeting held in the common area of the community.
- Started at 6:03 PM.
- Terri Powell, Matt Smith, Cara Jean Jackson, Catherine Clayton, and Matt Mendenhall with Welch Randall were present.
- Went over the most current income statement and balance sheet of the HOA.
- One unit was delinquent, but it was less than 30 days delinquent.
- Went over projects completed or slated for this year.
- Replaced buildings 5 roof earlier this year. Cost was \$13,950.
- All exposed electrical lines exposed on the outside of the garages will be rerouted to the interior of the garages for safety and longevity soon.
- All reserved parking stalls will be repainted in the next few weeks.
- There is a bat issue on the backs and sides of building 1 and 2. These are all on the third floor and appear to be concentrated on the overhanging sections. Have spoken to a pest control company and they suggested waiting for the temperatures to lower so the bats will migrate and then address the issue.
- Board spoke at length about the need to increase the HOA dues monthly amount. The HOA has not raised the dues for at least the last 5 years. Meanwhile costs and inflation have increased dramatically. The HOA board approved to increase the HOA monthly dues amount by \$20 to \$175 a month starting on January 1st, 2023.
- The Board wanted to give several months' notice for this due increase and to give owners the chance to plan for it.
- All owners will be made aware of the increase soon and reminders will be sent out over the next few months.
- The annual homeowners meeting will be held on Tuesday January 17th at 7 PM at the Roy Library.
- Meeting concluded and adjourned at 7:09 PM.