

Royalwoods Condos

2022 Annual Homeowners Meeting Minutes

- Original meeting was held on Thursday February 24th at 6 PM via zoom. Six owners were present which falls under the quorum requirements to conduct business at an annual homeowners meeting.
- Went through the annual meeting packet but scheduled a follow up annual meeting since a quorum was not present.
- Meeting was rescheduled to Wednesday March 2nd at 6 PM via zoom. All unit owners were notified of the follow up annual homeowners meeting.
- Follow up annual homeowners meeting started at 6:02 PM on Wednesday March 2nd.
- Four owners were present at the follow up annual meeting. Powell/1C, Clayton/1D, Letchenburg/2F, Holt/3C.
- Went over the 2021 financials for the community including the 12-month income statement, balance sheet, delinquency update and 2022 projected budget.
- 2021 was a good budget year for the community. Very few projects were planned but overall costs were lower than anticipated.
- Completed 2021 projects in the community were discussed. Some of the larger projects were:
 - Several rain gutter repairs were made, and a small section of rain gutter was added on the Northeast corner of building five.
 - Several long downspout extensions were installed on all five buildings.
 - Eight light bulbs were replaced in the community.
 - Several dead or dying bushes were removed.
- There are two large projects scheduled for 2022. Those projects are:
 - Replace the roof on building four or five. Whichever one is in worse shape.
 - Replace exterior lighting along the garages of building one and two.
- Board of Directors elections were held.
 - Five positions were up for election and five owners volunteered to serve on the board of directors.
 - By laws allow for five Board members and all five volunteers were elected.
 - Those five board members are: Matt Smith, Terri Powell, Catherine Clayton, Cara Jackson, and Kathy Holt.
- Open comment section was held with very few questions or comments.
- Meeting closed at 6:18 PM.