

Antelope Village HOA

January 12th, 2023, Board Meeting Minutes

- Meeting was held at 889 Old Mill Lane on January 12th, 2023.
- Phil Lobato, Lex Rockwood, Carl Henning, Jennae Blood and Matt Mendenhall with Welch Randall were present.
- Meeting started at 6:03 PM and ended at 6:54 PM.
- Went through current balance sheet and delinquencies.
- Election of officers was held. The election was as follows:
 - Carl Henning – President
 - Jennae Blood – Vice President
 - Phil Lobato – Secretary
 - Carlene Spalding - Treasurer
 - Lex Rockwood – At Large
- Reviewed all of 2022s income and expenses.
 - Most areas were close to or below the budgeted amounts. The exceptions were:
 - Backflow Testing was slightly higher because of increased testing costs.
 - Insurance was up slightly because of increased home values.
 - Snow removal was over budgeted because the budgeted amount for the year was too small.
 - Tree maintenance/removal was slightly over budgeted.
 - The HOAs income was very near to the budgeted amount.
- Reviewed the 2023 budget.
- Discussed role of the management company and the HOA board.
- We should have a few more landscaping bids by next month. Board would like to look at other options and see what the costs would be to change the landscaping company.
- Board voted and unanimously approved consolidating the savings #1 and #2 as the main reserve/savings account for the community. 10% of income each month will be put into this account.
- Board also approved using and renaming savings #3 as the roof reserve account. 6.75% of the income each month will go into the roof reserve account.
- Reviewed this season's snow removal. Overall, it was going well.
- Discussed the Rules and Regulations and gave hard copies to the board. Will go over this in depth at the next meeting. The rules and regulations are the original document and should be looked through thoroughly to make any updates that are needed.
- Next board meeting will be on March 30th at 6 PM at Carl's.