

TIARA AT THE ABBEY  
ANNUAL HOMEOWNERS ASSOCIATION MEETING  
PEVELY CITY HALL  
APRIL 23, 2023

MEETING MINUTES

The meeting began promptly at 1:00 pm, with 16 Tiara at the Abbey households represented.

1. The 2023 Tiara at the Abbey Budget was discussed line by line, then voted on by a show of hands and unanimously accepted.
2. Discussed exterior projects and modifications to Tiara at the Abbey properties. All proposed projects and modifications need to have Board of Trustee approval. A detailed explanation of what does and does not meet this criteria followed.  
([www.tiaraattheabbey.org](http://www.tiaraattheabbey.org) – Covenants of Tiara at the Abbey, Section V, Article 27)
3. Discussed delinquent assessments. A letter will be mailed to all households the end of July, 2023 which explains the need for an increase to the Tiara at the Abbey yearly assessment. A ballot will be included with the letter so each household can vote on this proposal.
4. Two members of the Board of Trustees have retired and nominations for two new members were sought to fill their positions. We thank Harold Benne and Robert Radcliff for volunteering and welcome them to the Board.
5. A discussion clarifying the operation of ATVs, golf carts and motorcycles on Tiara at the Abbey streets followed.  
([www.tiaraattheabbey.org](http://www.tiaraattheabbey.org) – Covenants of Tiara at the Abbey, Section V, Article 23)
6. A short Open Discussion followed.

The meeting adjourned at 2:00 pm.

Respectfully,

Tiara at the Abbey Trustees

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ANNUAL HOMEOWNERS ASSOCIATION MEETING  
PEVELY CITY HALL  
APRIL 23, 2023  
1:00 PM

2022 GROUNDS PROJECTS AND REPAIRS

- Rebuilding Tiara at the Abbey's picnic tables. The tables were first assembled in 2007. Two of the six tables have had the tops and benches replaced.
- Removal of blockage by beavers to the scuppers on Lost Lake's spillway.
- Repair of Long Lake's dam and spillway – Phase 1.
- Stocking Asian Grass Carp in Abbey Lake, Lake of the Woods and Long Lake.
- Repair of Long Lake's spillway – Phase 2.

**Tiara at the Abbey Homeowner's Association**  
**2022 Budget To Actual Comparison & Proposed 2023 Budget**  
**Cash Basis**

	Budget 2022	Favorable / (Unfavorable) Variance	2022 Total	Proposed Budget 2023
<b>Receipts</b>				
Assessments	\$ 35,880.00	\$ (1,365.00)	\$ 34,515.00	\$ 35,880.00
Special Assessments - 2022	\$ 8,280.00	\$ (215.00)	\$ 8,065.00	\$ 8,775.00
Income Tax Interest Refund	\$ -	-	-	\$ -
Interest - City & Village	\$ -		\$ 128.04	\$ -
Recording and Releasing Fees Reimbursed	\$ -	-	\$ 55.00	\$ -
Building / Construction Deposit			\$ 1,000.00	
Attorney				
Late Fees and Violation Fees			\$ 716.37	
Outstanding Assessments	\$ 462.39	\$ 247.39	\$ 215.00	\$ -
<b>Total Receipts</b>	<b>\$ 44,622.39</b>	<b>\$ (1,332.61)</b>	<b>\$ 44,694.41</b>	<b>\$ 44,655.00</b>
<b>Disbursements</b>				
Collection Fees	\$ 3,000.00	\$ 437.50	\$ 2,562.50	\$ 3,000.00
Decoration Service for Christmas	\$ 600.00	\$ (162.42)	\$ 762.42	\$ 762.42
Electric	\$ 475.00	\$ (28.27)	\$ 503.27	\$ 525.00
Insurance	\$ 2,147.00	\$ (53.00)	\$ 2,200.00	\$ 2,300.00
Lawn Care	\$ 20,700.00	\$ 4,710.29	\$ 15,989.71	\$ 20,000.00
Grounds & Misc. Maintenance	\$ 9,000.00	\$ (4,948.60)	\$ 13,948.60	\$ 4,000.00
Legal Fees	\$ 1,500.00	\$ (653.25)	\$ 2,153.25	\$ 1,500.00
Postage	\$ 400.00	\$ 295.60	\$ 104.40	\$ 110.00
Printing and Reproduction	\$ 300.00	\$ 290.00	\$ 10.00	\$ 100.00
Recording and Releasing Fees/Legal Expense	\$ 100.00	\$ 19.00	\$ 81.00	\$ 100.00
Refund of Building / Construction Deposit			\$ 500.00	
Rent - P.O. Box	\$ 76.00	\$ (8.00)	\$ 84.00	\$ 85.00
Signs	\$ 100.00	\$ (663.03)	\$ 763.03	\$ 100.00
Supplies	\$ 100.00	\$ 77.12	\$ 22.88	\$ 100.00
Tax Prep	\$ -	\$ -		\$ -
Taxes - Property	\$ 1,550.00	\$ (443.35)	\$ 1,993.35	\$ 2,000.00
Web Site Maintenance	\$ 144.20	\$ (253.00)	\$ 397.20	\$ 400.00
Microsoft 365	\$ 300.00	\$ 300.00		\$ 300.00
Pond Restocking	\$ 900.00	\$ (600.00)	\$ 1,500.00	\$ 900.00
Road Maintenance/Repair			\$ 9,105.29	
Subdivision Social Expenses	\$ -		\$ 179.90	\$ 180.00
<b>Total Disbursements</b>	<b>\$ 41,392.20</b>	<b>\$ (1,683.41)</b>	<b>\$ 52,860.80</b>	<b>\$ 36,462.42</b>
<b>Increase (Decrease) In Cash</b>	<b>\$ 3,230.19</b>	<b>\$ 350.80</b>	<b>\$ (8,166.39)</b>	<b>\$ 8,192.58</b>
<b>Assets</b>				
City & Village Account - Cash Balance 12/31/2022	\$ 15,361.89	\$ 638.35	\$ 16,000.24	\$ -
<b>Total Assets</b>				<b>\$ 32,385.40</b>