

Tiara at the Abbey Monthly Trustee Meeting Agenda – February 20, 2025

Teams Meeting – 3:00 – 4:30 PM

Attendees: Doug Groom, Larry Womack, Mike Ried, Paula Beier, Renee Ernst

1. **Approval of January Meeting Minutes** – Moved for approval of meeting minutes.
Approved.
2. **Entrance Spotlight** – Renee Ernst advised the contract had been signed and spotlights would be replaced on Monday, February 24th (since completed).
3. **2025 Financials** – Ernst sent reminder notices for balances due (there are now 20 homeowners who still owe for the 2024 Annual + Special (\$4,800), and 42 homeowners who still owe for the 2024 Special (\$1,890). There are 26 homeowners who ‘owe’ the Special but have a pre-paid balance whereby Ernst will be collecting the Special from the respective individual pre-paid balance (thus reducing the comprehensive prepaid balance) as the 2025 invoices are generated (\$1,170). There are two homeowners who owe for past years to the tune of about \$600). Expenses are as expected.
4. **2025 Proposed Budget** – Board approved proposed budget was completed and mailed with the annual meeting notice.
5. **Ground/Lake Maintenance RFP’s** – Larry obtained maps of common grounds. Will move quickly to work through ‘solicitation to selection’ before April. Paula provided another bidder to add to the list. Ernst is seeking the bids – one bid had been returned as of meeting time (4 more received after the February meeting).
6. **HOA Insurance** – Awaiting bids for replacement coverage options.
7. **Dam Repair** – Mike advised that the vendor has visited numerous times to evaluate the situation. To date, the weather has been too cold, the water has been too high, and the rain/snow has been too frequent to complete the treatment resulting in a delay in the repair. Mike will follow up with the vendor and will advise when the repairs can be completed as the weather warms.
8. **Election** –

- a. Proxies were mailed with the proposed budget and annual meeting agenda. There were only two candidates who expressed interest (one new/one incumbent) following our announcements in the October 2024 meeting and our notice on the HOA website. As of February meeting, 5 proxy votes had been received by Ernst.
 - b. Process
 - i. Ernst will collect in person votes in the meeting and add them to the proxy ballot results.
 - ii. Ernst will compile the results in the meeting and announce those candidates with the majority votes.
- 9. **P.O. Box** – Barry delivered the key to Doug. Doug will return to post office and do a final check of the box. PO Box considered closed.
- 10. **Violations** – Discussed status/new issues and Renee will take the appropriate actions.
- 11. **Incorporation/Deeds** - Process for incorporating/not incorporating/ property deed changes is progressing.
- 12. **March Annual Meeting**
 - a. Discussed agenda and process for the meeting.
 - b. Renee will have a roster at the meeting. If there are any homeowners that want to share e-mail (for internal use only – nothing shared), Ernst can use e-mail to communicate with homeowners.
- 13. **Ernst/Trustee SOP Discussion**
 - a. Discussed opportunities to improve the indenture violation process between board and Ernst.
 - b. Discussed next steps for those homeowners who have not paid 2024 assessments. Ernst will share a letter used for when we need to move to placing liens.
- 14. **Other?**
- 15. **Meeting adjourned**