



## Resident/Board Meeting December 11, 2024 Summary

- **Board Address and Meeting Structure** [0:15](#)

- Jay Riggs initiates the meeting, ensuring everyone is signed in and outlines the new meeting structure: board address, committee information, resident discussion, and final remarks.
- Emphasizes the importance of using microphones and raising hands to ensure clear communication and proper recording.
- Announces the new January payment system, which includes check, electronic transfer, debit card, and credit card options, with a fee for debit and credit card payments.
- Updates on the website, including board contact information, committee descriptions, and volunteer opportunities, now available online.

- **Website and Communication Updates** [3:05](#)

- Jay Riggs details the ongoing updates to the website, including board contact information and committee descriptions with volunteer opportunities.
- Announces the launch of a new back-end system on January 2nd, which will handle work orders, inquiries, complaints, and online payments.
- Plans to post financial reports, including income statements, budget versus actual, and reserve reports, on the new website for transparency.
- Discusses the implementation of a mail room with cubbies for board and committee communication to reduce mailing costs and increase resident engagement.

- **Meeting Agenda and Budget Overview** [9:33](#)
  - Jay Riggs mentions that future meetings will be streamed live on Facebook in a private group for residents to watch and review later.
  - Announces the January meeting will include a bylaw and rules redraft for review and feedback.
  - Provides an update on the 2025 budget, which is being reformatted for review and shows a significant net positive operating position.
  - Confirms that dues will remain at \$300 per month despite the savings achieved.
- **Financial and Governance Committee Report** [12:36](#)
  - Eileen from the Financial and Governance Committee reports on the October and November financials, showing a net gain for both months.
  - Highlights the savings achieved through contract reviews and renegotiations, including a \$17,900 savings in November.
  - Jay Riggs explains the transition from AppFolio to Town Square for better communication tools and financial visibility.
  - Addresses questions about the security and transfer of financial information during the transition to the new system.
- **Landscape and Irrigation Updates** [21:43](#)
  - Kevin from the Landscape Committee discusses the completion of landscape work for the season and plans for next year.
  - Ron from the Irrigation Committee reports that all irrigation systems have been blown out and stored for the winter.
  - Jay Riggs mentions the need for volunteers to join committees and contribute to new ideas and projects.
  - Discussion on the status of the Woodchucks and Busy Bees committees, with plans to continue some activities next year.
- **Facilities and Waterways Committee Reports** [29:53](#)
  - Dave Best from the Facilities Committee provides updates on work orders, snow removal plans, and maintenance activities.
  - Bill Chapel from the Waterways Committee discusses plans to maintain aeration in the swales to prevent anaerobic conditions and fish kills.

- Bill also mentions the need for volunteers to help with waterway maintenance and control of invasive species like paragrass.
- Jay Riggs confirms the installation of new security cameras around the complex to enhance security and deter unwanted activity.

- **Community Engagement and Resident Communication** [38:44](#)

- Suzanne provides an update on the recent party at Kirby's, highlighting its success and plans for future events like Christmas caroling.
- Encourages residents to join the community engagement committee and share ideas for future activities.
- Jay Riggs addresses website inquiries, including the availability of financial records and the status of phone numbers and committee contact information.
- Discussion on the implementation of a neighborhood watch program and the installation of new security cameras.

- **Open Floor and Final Remarks** [44:00](#)

- Jay Riggs opens the floor for any additional questions or comments from residents.
- Residents express interest in the neighborhood watch program and offer to volunteer as watch captains.
- Jay Riggs confirms plans to post updated information in the mail room and on the new website.
- The meeting concludes with a motion to adjourn, and Jay Riggs thanks everyone for their participation.