

ANNUAL MEETING
Belden Court Owners Association, Inc.,
Westminster Presbyterian Church
Monday, October 3, 2022

The annual meeting of the Belden Court Owners Association was called to order by Karen Sevcik, President, at 6:30 PM.

Attendance, Proxies, and Proof of Notice:

Dan Johnson, Secretary, verified the quorum requirement of ten was met. Thirteen owners were present. Dodd, Ipsan, Klimes, McGaughy, and Moore were absent, with all except Ipsan providing proxies so seventeen of eighteen total votes were represented.

Dan Johnson, Secretary, verified conforming Proof of Notice for this annual meeting was given via email dated September 13, 2022.

Secretary's Report:

Dan Johnson, Secretary, emailed the following to all members on October 1, 2022, for review prior to the annual meeting: (1) minutes of last year's annual meeting held October 25, 2021; (2) agenda for this year's annual meeting; and (3) current member contact information. **MSA** the 2021 annual meeting minutes as emailed.

President's Report:

Karen Sevcik, President, presented the President's Report (**see attachment**).

Landscape Committee Report:

Carolyn Rosberg, Chair, provided a verbal update. She thanked Joyce Klimes and Marcia Whiteford who served with her. The committee approved several small projects through the year as requested by members. Several larger projects were also managed by the committee. Earlier this spring Hughes planted three spruce, one flowering tree, and one river birch estimated at \$2,474.65. Late this summer WPM Tree Service (J.W. Kissling) removed a pine tree and two stumps estimated at \$800.00. Today Hughes planted two Norway Spruce at the corner of Glass Rd & Timberline estimated at \$1,182.00, as well as a replacement spruce for one planted along Timberline late last year. All the money from the Derecho assessment has been spent, any remaining projects will need to be funded out of the normal operating budget as authorized by the board.

Treasurer's Report:

Barb Moss, Treasurer, presented the Treasurer's Report (**see attachment**). Transition from the Watkins Savings Bank to the Bank of the West was completed in late 2021. As of October 1, 2022 (the beginning of the 2023 fiscal year) our bank balance was \$26,123. Snow and lawn services both increased by 15% for the coming year. As a result, the monthly dues increased to \$225 per month as of November 1, 2022, as previously approved by the board (still \$200 per month for October 2022).

Dan Johnson presented the 2022 Income & Expense Statement and the 2023 Proposed Budget.

1. 2022 Income & Expense Statement (**see attachment**):

- a. The budget was revised on December 9, 2021, by the board to reflect spending projections at that time, and to incorporate the remaining items previously on the Derecho tracking spreadsheet which was eliminated.
- b. The mowing line-item shows overspend while the fertilizer line-item shows underspend. The total billings are correct but complete billing detail wasn't provided during the transition from Ultra Lawn to Culvers. Both lines combined reflect underspend by \$967, however, several September mowings haven't been billed yet.
- c. The snow removal line-item reflects \$4719 underspend due to lighter than normal snows.
- d. The statement reflects the annual income exceeded the spending by \$2133 leaving a balance going into the 2023 fiscal year of \$26,123. However, an additional \$3767 spending had been committed in 2022, but not yet billed or project not yet completed. If these were included the annual spending would have exceeded the income by \$1634.

2. 2023 Proposed Budget (**see attachment**):

- a. The 2023 budget will reflect \$3767 committed in 2022, but not yet billed to date (grass overseeding = \$725; aeration = \$1,860; pines at corner of Glass Road and Timberline = \$1,182).
- b. Monthly dues will be \$200 per month for October 2022, and increase to \$225 per month starting in November 2022, which is a 12.5% increase.
- c. Snow removal and lawn mowing both increased by 15%, fertilizer increased by 8%.
- d. Irrigation water for 2023 was increased to match 2022 actual spend.
- e. Included \$2000 for ongoing tree trimming.
- f. The proposed budget reflects \$3510 overspend, however, if you subtract the \$3767 carryover from last year the proposed budget would reflect \$257 underspend.
- g. If actual expense the 2023 fiscal year exactly matches the proposed budget, the bank balance at the end of September 2023 would be \$22,613.

MSA the Treasurer's Report, the 2022 Income & Expense Statement, and the 2023 Proposed Budget.

Election of Voting Directors:

The current directors presented the following nominations for 2023:

- Karen Sevcik
- Bob Buckheister
- Dan Johnson

There were no additional nominations.

MSA to elect these directors.

Election of Ex-Officio (non-voting) Director / Treasurer:

The current directors presented the following nomination for 2023:

- Barb Moss

There were no additional nominations.

MSA to elect this director / officer.

Old / Unfinished Business:

None identified.

New Business:

1. Carolyn Rosberg identified that volunteers are needed to water the three new trees just planted by Hughes, twice per week in October and once per week in November. Hughes offered to help in November after it gets cold. Mike Sattler and Bob Buckheister (until October 18) agreed to help water the two spruces at the corner of Glass Rd & Timberline, Dan Johnson and Ann Buckheister (until October 18) agreed to help water the replacement spruce along Timberline.
2. Following the annual meeting an Executive Board of Directors Meeting will be held to elect officers for the coming year.

MSA to adjourn at 7:15 PM.

Respectfully submitted,

Dan Johnson

Dan Johnson, Secretary

Association documents emailed to owners October 1, 2022:

- 2021 Annual Meeting Minutes dated October 28, 2019
- 2022 Annual Meeting Agenda
- 2022 Current Member Contact List
- 2022 Current Member Map

Association documents handed out at the annual meeting October 3, 2022, and attached:

- 2022 President's Report
- 2022 Treasures Report
- 2022 Income & Expense Statement
- 2023 Proposed Budget