

Frances Arbor HOA Quarterly Board Meeting

July 21, 2025

In attendance: President Ben Lablance, Vice President Sara Williams, Treasurer Ted Grevenkamp, Secretary Patrick Manteiga, Brian Westmoreland, Maria Verderber, Chris Jaramillo, Sajeev Varki and John Fox

1. The meeting was called to order at 7 PM.
2. The minutes of the April 7th meeting were reviewed and approved unanimously with some revisions.
3. The Treasurer's report was presented by Ted Grevenkamp, discussed and unanimously approved. The board was presented a proposed budget for 2026 for \$16,500. The current assets of the HOA are down to \$10,057.19 from \$16,118.26 at the end of last quarter. This is due to the cost of repairing the wall and that inflation has driven up HOA expenses close to our yearly revenue from HOA fees. The board discussed the need to build up savings to \$25,000 over the next few years. This would likely cover the cost of painting the wall in the future and/or have money to make repairs to the wall if future damage occurs. Manteiga motioned to set a goal of having \$25,000 in savings/reserves for capital projects. Lablance seconded. Motion passed unanimously. Lablance motioned to increase HOA fee by \$50 to keep up with inflation and build up reserves. Grevenkamp seconded. Motion passed unanimously.
4. The rising cost of Broad of Directors liability insurance was discussed, and it was agreed that Manteiga would look into finding a lower bid.
5. It was discussed and agreed that Fox would send out letters to homeowners in HOA who still need major repairs to their property. The letter would require the repairs to be completed within 30 days of the letter or to contact the HOA with a schedule of when the repairs would be complete. Another letter would be sent to HOA homeowners that need minor work done to be in compliance with HOA rules.
6. Adding a fall social to the HOA calendar was discussed. The board expressed concern about the costs since our reserves are low. Grevenkamp motioned to not have a fall social. Jaramillo seconded. Motion passed unanimously.
7. Fox made repairs to the HOA sprinklers at the Whiteway entrance and set the timer. The system is in good working order.
8. A roof replacement approval request for 6314 E. 112th Avenue was unanimously approved. Grevenkamp made the motion and Varki seconded.
9. The board was polled if each member wanted to run for reelection. All members agreed to except for Williams. The board will recruit for a new member(s).
10. The annual and quarterly board meeting will be held on October 21 at 6:30 PM at the home of John Fox.