

Frances Arbor HOA Quarterly Board Meeting

October 2, 2023

In attendance: President Ben Lablance, Vice President John Fox, Treasurer Ted Grevenkamp, Secretary Patrick Manteiga, Welcome Coordinator Marie Verderber, Brian Westmoreland, Sajeev Varki and Sara Williams.

Plus 11 HOA members

- 1) The meeting was called to order at 7pm.
- 2) Minutes of the July 13, 2023, meeting were approved. Motion by Manteiga, second by Grevenkamp. Motion approved unanimously.
- 3) President Ben Lablance reported that it had been a good year for the HOA. Everyone but one homeowner paid their dues, we had a successful picnic thanks to Sara Williams and the neighborhood looked good.
- 4) Treasurer's report was presented showing \$8,689.08 in the operating account and \$16,010.25 in the savings account. A motion to accept the report was made by Patrick Manteiga, second by John Fox. Motion approved unanimously.
- 5). Ted Grevenkamp reported that all of the board members received more than 50% of the votes cast by the HOA membership who cast a ballot before the October 2 meeting and therefore all of the board was reelected. Ted Grevenkamp apologized for not having the results for the meeting.

This is the result provided by email after the meeting.

Total responding by 10/2/2023= 66 residences

Yea votes received by board members=John Fox - 49

Ted Grevenkamp - 46

Ben Balance - 43

Patrick Mantiega - 43

Marie Verderber - 47

Sajeev Varki - 37

Brian Westmoreland - 44

Sara Williams - 46

Ben LaBlance reported that 3 members wrote on their ballot that they would like to be more involved with the board. He will contact them to see if one would like to serve in the remaining available board seat. Patrick

Manteiga made a motion, second by John Fox, to accept the slate of candidates for HOA officers - Ben Lablance, president; Sara Williams, vice president; Ted Grevencamp, treasurer; Patrick Manteiga, secretary. Motion was approved unanimously.

6) Under new business the group discussed a holiday get together. A complaint of garbage cans being left in places where they were visible from the street, and uneven sidewalks.

7) The next meeting date is set for Tuesday January 9th at 7pm at John Fox's house.

FRANCES ARBOR VILLAS HOA, INC.

**Treasurer's Report October 2, 2023
Fourth Quarter & Annual FY 2023**

CARRY OVER FROM	3rd Qtr. FY2023
Net Worth	\$19,400.52
Savings	\$15,009.15
Operating account	\$4,391.37

INTEREST ON SAVINGS \$1.20 Yr. to date: \$4.56 Budget: \$8.00

INCOME	4th Quarter	YEAR TO DATE	BUDGET
Dues	\$8,050.00	\$17,475.00	\$14,575.00
Total Income	\$8,050.00	\$17,475.00	\$14,575.00

EXPENSES	4th Quarter	Yr. to date	Budget
Electricity	\$95.03	\$379.95	\$320.00
Water	\$138.68	\$588.13	\$975.00
Insurance	\$0.00	\$2,005.29	\$1975.00
Maintenance	\$1,260.00	\$5140.00	\$6,500.00
Meetings & Events	\$0.00	\$3,233.87	\$2,500.00
Legal	\$0.00	\$68.63	\$300.00
Administration	\$1,258.58	\$2,132.82	\$1,300.00

TOTAL EXP \$2,752.29 \$13548.69 \$14,010.00

NET INCOME: \$5,297.71 less \$1,000.00 moved to savings.

END OF QUARTER:

Operating Account \$8,689.08
Savings: \$16,010.35
Net Worth: \$24,669.43

FRANCES ARBOR VILLAS HOA, INC. Budget Proposal for FY2024	
Electric	\$375
Water	\$400
Insurance	\$2,100
Maintenance	\$6,000
Mtg & Events	\$3,500
Legal	\$300
Administration	\$2,500
TOTAL	\$15,175