

## **Courts Association Annual Members Meeting**

**February 1, 2024**

**Draft minutes**

Meeting called to order at 4:59 PM by President Jason Rio

-Short wait for quorum, 18 required,  
18 in attendance, including zoom.

-Minutes review from February 23, 2023. No questions regarding minutes.  
Motion to approve minutes  
Second motion to approve,  
minutes 2023 approved.

-Board election results confirmed by Jim Funk and Monika Goodwin.  
Kevin Cobble voted in as write in candidate.  
Jason Rio will complete his current term as President through 2024.  
Julie McCann noted it is a three member board and that going into 2024 we currently have only two members on the board. Jim Funk noted that since no one else had requested to run for the board, someone could be nominated during annual meeting if anyone was interested.  
Ashlyn Melendez volunteered from the audience. Motion to approve and seconded. Ashlyn Melendez was approved to the board.  
Courts board for 2024:  
Jason Rio President  
Kevin Cobble  
Ashlyn Melendez

-Jason Rio reported on completed projects in 2023.

Roundabout transformation project completed

Estate Club enhancement  
Courts entrance to the Estate Club completed

Landscape transition ongoing

Pool area- remodel bathrooms, 2024

-Review of 2023 financials

Reserve ending balance (12/32/2023)  
\$5,977

Operating expenses-\$212,310

Budget - \$200,215 (\$12,095)

David Merrill answered detailed questions regarding budget overages,(water, gas, insurance, and plant and tree replacement from the record heat of the summer)

-Review of 2024 Courts budget  
Courts HOA dues from \$261-\$351  
GRCA from \$304-\$327  
Total HOA dues for 2024, \$678

Breakdown of budget for 2024(top 5)

1. Reserves
2. Utilities
3. Landscape and maintenance.
4. Cable/Basic
5. Insurance

CFO David Merrill gave feedback on long range budget planning and answered questions on Reserve Study for The Courts.

Discussion with members on raising the dues in 2024 to significantly impact the reserve fund.

-Discussion on water main replacement  
Plus Q&A, David Merrill and Jason Rio

Currently, the water main breaks repairs have been coming out of reserves as major repairs.

Meeting with two contractors February 6, 2024. Decision will be made on contractor and cost within the next 60 days.

Jason described the scope of necessary work to be done.

The water main replacement will be done in sections.

Jason noted that road paving will be done at the end of the project as well, and will be part of the total cost of the project.

Discussion on how the project will be paid for.

David Merrill CFO, discussed a number of possible options, i.e. special assessment, quick term loan, increase for a period of time to the HOA dues, or a hybrid of any of these.

Options will be brought to the membership once a decision is reached on a contractor and cost.

-Adjourn

Motion to adjourn and seconded at 6:21 PM

Minutes submitted by board member Julie McCann