

Board members Tom Hix, Gary Teale, and Ted Clark were present. Members Gene Otto, and Tom Terrell were present.

President Tom Hix called the meeting to order at 10.00 am

Minutes of the September 11, 2021 meeting were previously distributed. Gary Teale moved to approve the minutes as printed; seconded by Tom Hix. Motion approved.

Reports:

Treasurer's Report: Gary Teale presented a Budget review and Balance sheet for the Carnahan Crest HOA noting that the association is "pretty much" at expectations with some categories showing slightly over budget at this point. He explained that some charges this season were qualified for Capital Reserve expenditure and potential budget overages this year would be paid from the Operating Reserve.

Tom Hix asked about the Capital Reserve account. Gary explained that the projection is to achieve 75% of the operating budget over a 30-year period with current HOA fees contributing \$6000.00 a year. He noted that some expenditures do qualify for Capital reimbursement as they have a working life in excess of five years. He explained that the projection for Capital Reserve will show varying amounts as funds are deposited and some expenditures are processed. The Operating Reserve is a separate account and allows for annual maintenance variances.

Gary noted that we are currently over budget on water usage and some landscape maintenance but we have postponed projected road work until next year to accommodate some of the overages.

Gary also presented a projected 2022 budget incorporating anticipated labor and contract increases as well as current maintenance projections. That budget projection shows need for an increase in maintenance assessment of \$25.00 per month (\$75.00 per quarter). Capital and Operating Reserve assessments would remain the same. The Board asked Gary and Ted to prepare detailed information for homeowners which would be distributed prior to the annual meeting December 4. Final decision will be made at the annual meeting.

Architectural Committee: There were no architectural requests this term although the committee has had some conversation about coming modifications. No requests have been made.

Landscape Committee:

Ted presented a summary of volunteer and "garden maintenance" work that had been accomplished this season. He thanked volunteers for an estimated 60 to 62 hours of work over the summer, including

about 20 hours given at the work sessions August 14 and September 25. Tom Terrell did much volunteer work and Jim Hainsworth, Doug Pringle and Jenna Updegraff, Gary Teale and Ann Austin, Gene Otto and Ted volunteered for the work sessions.

Ted noted that he had worked an additional 47 hours on maintenance projects that had been proposed last season for this work year but for which there was no contract laborer available. He presented a detailed record of hours worked and projects accomplished. Tom Hix moved that the maintenance hours be paid; Gary Teale seconded. Motion passed; Ted Clark abstained from voting. Gary noted that the reimbursement hourly rate was considerably less than would have been charged by a landscape company.

Old Business:

The annual Homeowner's meeting is set for Saturday, December 4 at 10:00 am. The Board will prepare information in advance and it was discussed that there should be a Zoom meeting option for those who might be uncomfortable with the group meeting. Gary offered to develop details for such a meeting option.

New Business:

One Board position for the '22-'23 term will be open for election at the annual meeting. Ted Clark volunteered to be nominated for the position. Further nominations are solicited from the membership and will be presented at the annual meeting.

Meeting adjourned at 10:54 am.