

Water Dance Master Homeowners Association Annual Meeting Minutes December 11, 2023

Call to Order/Roll Call/Certification of Proxies/Determination of Quorum

The annual meeting of the Water Dance Master Homeowners Association was called to order by Board President Donna Leavitt at 3:02 p.m. on December 11, 2023, via teleconference.

Ten (10) people appeared via teleconference and thirteen (13) appeared via certified proxies.

As 23 owners were represented there was a quorum. A complete attendance list is attached and incorporated herein by reference.

Karen Vanderkooi of Reed Property Management (RPM) was also present.

Approval of Previous Meeting Minutes

Upon motion, duly seconded, the minutes of the previous annual meeting of December 19, 2022, were unanimously approved.

Financial Review

Mark Bishop reviewed the financials. He noted that the budget was underspent so far this year by about \$4,000. There was an increase in the spending for the entryway landscaping of \$2,000 for additional mulch. There have been some water meter billing issues.

Insurance Review

The Board is working with RPM on the insurance review and will report to the owners.

Proposed 2024 Budget

Mark reviewed the proposed budget for 2024. Expenses for 2023 were reviewed and several categories were increased anywhere from 5-11% due to inflation. He noted that \$15,000 was added to the landscaping budget to complete the rock swail project along Water Dance Drive which will hopefully solve the water flow issues created by the roundabout.

Fence and wall maintenance has now been added as an annual maintenance expense.

In response to a question Mark said the \$18,500 landscaping expense is for the maintenance of the entryway, the entryway island, and the Hammerstone Island.

An owner suggested there needs to be more discussion around the keeping of a reserve account for the Master Association.

There being no opposition to the budget by the owners, it is ratified as the 2024 budget.

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Holiday Lights

Holiday lights were not budgeted for this year. By the time the Board realized there would be enough money to install them, the window for scheduling with the lighting companies had passed. The Board has budgeted for lights next year and they are currently getting prices from two vendors.

Election of Board Members

Board members for the Master Association are appointed by the Boards of each Project Association. Donna's term is expiring so the Water Dance Board will appoint a representative at their meeting this week.

Adjournment

Upon motion, duly seconded, and unanimously approved, the meeting was adjourned at 3:38 p.m.