

MONACO ESTATES HOMEOWNERS' ASSOCIATION

BUDGET-BOARD MEETING MINUTES WEDNESDAY, OCTOBER 30, 2024

CALL TO ORDER: The meeting was called to order by Rob Ellison at 5:30 pm.

VERIFY QUORUM: Rob Ellison-President, Eugene Ruberte-Treasurer and Audrey Smith-Secretary were in attendance. Kathy Watts represented Dragon Property Management.

APPROVAL OF MINUTES:

Eugene Ruberte made a motion to accept the minutes from the February 21, 2024 Organizational Board Meeting as presented. Rob Ellison seconded the motion and it passed by unanimous voice vote.

FINANCIALS:

Four owners have not paid their 2024 annual fees and have been charged late fees and financials charges. Three owners have partially paid. All have been sent statements.

UNFINISHED BUSINESS:

Entrance Sign: The sign been ordered and is made but the sign company appears to be having an issue with getting the sign installed. The Board agreed with management to cancel the order with Go-Signs and go elsewhere.

Entrance Fencing: Two fence companies have been called but never showed up. They seem to feel it's too small a job. Eugene will remove the fencing or see if a fence company will come look at the fencing.

NEW BUSINESS:

2025 Budget: Rob Ellison went over the Proposed Budget and answered questions. There was no increase. Audrey Smith made a motion to approve the 2025 Proposed Budget that was mailed out to homeowners last month. Eugene Ruberte seconded the motion and it passed by unanimous voice vote. The approved budget for \$310.00 will be mailed with the invoices which will be mailed by the end of December.

Garage Sale: The community garage sales for 2025 will be scheduled for:

Spring – March 21 & 22 (Fri & Sat)

Fall - TBD

NEXT MEETING: The next Board Meeting will be the Annual Meeting possibly on Monday, February 10, 2025 at 5:30pm. First Notice of the Annual Meeting will be mailed in December 10, 2024. The January mailing (30-day notice) will be show the confirmed date for the Annual Meeting and where it will be. Audrey will be contacting the library to schedule a date.

ADJOURNMENT: With no further business to discuss, Rob Ellison made a motion to adjourn the meeting at 6:00pm. Eugene Ruberte seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management