

# **BAYTOWNE WEST HOMEOWNERS ASSOCIATION**

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## **Board Meeting - Tuesday, May 28, 2024**

**Held at pool at 6:30 PM**

**Tom Hamilton, President**

**Skip VanKleeck, Vice President**

**Dave Swoboda, Treasurer**

**Susan Werner, Director**

1. CALL TO ORDER - Tom Hamilton at 6:30 PM.
  - Tom announced that Ashley Westfall has resigned from the Board effective May 17, 2024. There is now a position on the Board that needs to be filled.
2. MONTHLY BUSINESS REPORTS
  - > March meeting minutes ( no April meeting ) - Susan Werner
    - Skip motioned to accept, Dave seconded, all in favor and accepted.
  - > Treasurer's Report - Dave Swoboda
    - As of May 28, 2024 the Operating Account showed a balance of \$34,560.00. The Reserve Account showed a balance of \$261,600.00.
    - Year-to-date, we are running slightly below budget. Two expense items that are running above budget are Electricity and Irrigation (due to main line breaks that needed repair both caused by tree roots).
    - The reduced monthly cable expense due to the new contract should occur starting with the June billing.
  - > Insurance compliance - Dave Swoboda
    - Currently only two homeowners whose insurance expired in May are out of compliance. Both have been sent a reminder notice. We are 97% compliant.
  - > Irrigation Report - Tom Hamilton / Dave Swoboda
    - We continue to have issues with the current vendor showing up for the monthly system run through. We understand how busy they are given the drought conditions and problems they may have encountered at other properties but lack of communication is an ongoing concern. In addition, the owner has advised us that the number of battery timers currently on our system, specially on the B controller, is causing his guys to spend more time performing the run through

than was contracted for. He reiterated that given the age of our system, the B controller side of the property needs to be rewired. As written in the 2023 annual letter and discussed at the annual meeting, we will explore other irrigation companies with bigger staffs and solicit bids to update the B side. Battery timers are not a long term solution.

- > ACC Report - Dave Swoboda ( Glenn is out of town )
  - So far in 2024 the ACC received 8 applications, four have been completed.

### 3. OLD BUSINESS

- > Cable TV contract - Dave Swoboda
  - The new channel lineup started May 6.
  - If a homeowner had been paying for the Entertainment View or Sports View, their monthly bill should show no charges for these items.
  - The Association's new monthly rate should start with the June billing cycle.

### 4. NEW BUSINESS

- > Spring / pre-hurricane tree trimming
  - Got an estimate from Danny's Tree Service for \$3575.00. Motion to accept by Dave, seconded by Skip, all in favor and accepted.
  - Date for the work to be completed has not been determined. Will be sometime in early to mid-June .
  - Five homeowners have contracted with Danny's to have trees trimmed on their property.
  
- > Reserve Fund
  - Dave proposed that the Board explore putting some of the reserve monies budgeted for projects far in the future - ex: Pool (~20 years); Streets (~10 years); Painting(~6 years) into an interest bearing account. The Association lawyer confirmed that CD's, government bonds or Treasury notes are appropriate vehicles for Associations to use.

5. ADJOURNMENT - Tom moved to adjourn at 7:35, Skip seconded, all approved.

