

**SURREY HILLS HOMEOWNERS' ASSOCIATION #1**  
**MINUTES of the ANNUAL MEETING**  
**SATURDAY, SEPTEMBER 10, 2022**  
**at Grace Communion Church in Surrey Hills**

**BOARD MEMBERS in attendance:**

Bob McWilliams, Ceeja Malmkar, Curtis Cromwell, Mike Stratz and Mary Garrett

Bob opened the procedural meeting at 10:00 AM. There was not enough attendance to qualify for a quorum so Bob made a motion to adjourn the meeting and Ceeja seconded it. The motion passed and the meeting closed.

Bob then opened a second meeting at 10:05 AM in order to meet the quorum required for any motions.

**Election of Directors**

On August 31, 2022 the terms of all three current Directors expired. These Directors are normally elected every year. However, due to COVID, this has not happened. Therefore, the first order of business was to nominate and elect three Directors. Bob asked for nominations from anyone who might be willing to serve on the Board of Directors for a term of 1, 2, or 3 years. There were none.

Current Directors Bob McWilliams and Ceeja Malmkar are willing to serve again. Byron Boese was nominated as the 3rd Director. Greg Johnson made a motion to accept these nominations, Ceeja seconded it, and the motion passed.

**2022 Fiscal Year Income and Expenses**

Bob presented the 2022 Income and Expense Report dated 9/1/2021 to 8/31/2022. The total expenses were \$101,450.61 and total income was \$124,115.33.

Bank balances as of 8/31/2022 were:

Checking: \$103,572.68

Savings: \$8,907.05

**Dues and Collections**

**Delinquent Dues**

The Board of Directors continues to make progress in collecting delinquent dues. Liens are being filed on properties owned by delinquent home owners. Collecting delinquent dues is a process and it may take 3 to 6 months. This effort is ongoing. The percentage of home owners who are delinquent has dropped from an average of 25% to 14.4%, a decline of 10.6% since last year at this time.

**Delinquent dues balances since 2018:**

2018 - \$51,510.62

2019 - \$52,604.53

2020 - \$45,040.13

2021 - \$41,628.52

2022 - \$36,580.95

The number of delinquent households for 2022 was 58, compared to 99 in 2021.

The dues for 2023 will be increased to \$260.00 per year in a lump sum payment. Increases of 5% per year are permitted by the HOA bylaws. Invoices will be mailed around February 1, 2023 and will be due and payable by March 15, 2023. Any payments not received by the due date will begin to accrue interest of 10% per annum. Anyone who has not paid their dues by May 15 2023 will incur an additional fee of \$100.00 to register for the 2023 pool season.

### **The Common Areas**

Surrey Hills Home Owners Association #1 has 30 acres of common area, 10 miles of fence line and creek frontage, 1 mile of spring fed creek and 1 mile of drainage creek.

### **Mowing and Trimming**

A typical mowing season starts the first week in April and ends the first week in October. Due to our improved financial situation, we plan to solicit bids for trimming around trees and utility boxes as well as along the fence lines. To date, the HOA has spent \$18,000.00 on mowing. That number will likely increase to \$23,000.00 before the calendar year ends.

### **Tree Removal**

To date, the HOA has spent \$13,525.00 on tree removal. That amount will likely increase to \$20,000.00 before the end of the year. Beginning in October, Bob will ask for volunteers to help with clearing fallen branches from the Common Areas.

### **The Swimming Pool**

We currently have a tentative offer to replaster the pool and install new tile. This is within the 2023 budget. It has been necessary to scale back on the original plan to overhaul, and focus instead on the immediate needs of new plaster and tile. This will happen next spring prior to the pool opening. In the meantime, the pool renovation savings account will continue to grow for future needs

### **The Board of Directors**

The Board of Directors meets every 3rd Monday at 7:00 PM at Grace Communion Surrey Hills. All home owners are encouraged to attend and participate.

### **Other Discussion**

Parking in the streets was addressed. Bob reported that the streets are City owned and not private, therefore the HOA has no authority and can not enforce compliance. It was suggested that home owners talk to the city council person who represents Surrey Hills.

A motion was made by Gary Henry and seconded by Greg Johnson to adjourn the meeting at 10:27AM.

Respectfully submitted,  
Mary Garrett, Recording Secretary