



**BROWN COMMUNITY MANAGEMENT, INC.**  
*Community Association Management Services*

**Sun Lakes Villas No. 37**  
**Wednesday, October 21, 2020 at 4:00PM**  
**Oakwood Clubhouse**

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## **BUDGET REVIEW MEETING MINUTES**

Board Members in attendance: Nan Weiner – President (Zoom), Nancy Engelhardt – Secretary/Treasurer, Maria Myer – Vice-President, Rob Calhoun-Member-at-Large, Don Dicklich-Member-at-Large. Also, in attendance, Rachael Rich - Community Manager – Brown Community Management, Matt DeRoest-Account Manager-Caretaker Landscaping.

There were 20 homeowners in attendance.

The meeting was called to order at 4:00pm.

The Treasurer provided a comprehensive review of the proposed 2021 Budget. The review included past year budgets and issues related to Maintenance. The Treasurer explained the need to increase the monthly HOA fee by 9.5% in order to maintain the community and to catch up with past maintenance and tree issues. Effective Jan. 1, 2021, fee will increase to \$210 per month.

The expense of the annual Holiday Party was discussed considering only approx. 25% of homeowners attend each year. The homeowners present were asked for a show of hands of who would like to continue with this function in 2021. No one raised their hand, but since the meeting attendance was a very small percentage of homeowners, the Board will take this into consideration in a future meeting.

A homeowner questioned the need for the new Contingency budget item.

A homeowner asked about the need for irrigation repairs after the dripper replacement in 2019. Board and Matt from Caretaker explained that sprinkler repairs and valve repairs are still needed as they were not impacted by the dripper work.

State of rusted mailboxes was discussed.

Several homeowners requested the Board consider a Special Assessment instead of a large monthly fee increase. The Board had considered this during the budget process and decided it could cause a hardship for some homeowners.

The meeting was adjourned at 5:01pm.

Submitted by Nancy Engelhardt, Secretary/Treasurer