

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
2023 Annual Meeting
Minutes of January 25, 2023

I. Call to order

Suzanne Allen, President, called to order the annual meeting of the Hunters Square Board of Directors at 7:15 p.m. on January 25, 2023, via Zoom conference call. This was the third attempt to reach a quorum which was successful.

II. Members Attending

Board Members: Suzanne Allen, Tamaria Raleigh, Romina Laura Peindado Wagner, and Nancy Creel.

Burke Community Management Group represented by Crystal Terrant and Robert Terrant.

Residents and Guests: Michael Youlen, Linda Dickson, and Karen Smith. Ten residents were represented by proxy.

III. Proof of Notice of Meeting

Proof of Notice of Meeting was mailed on December 27, 2022, with minutes from January 26, 2022, and quorum was met on the third attempt by attendance and proxy.

IV. Report from Michael Youlen

Michael reviewed his report for Hunters Square submitted to Management for the time period of November 15, 2022, to the present.

V. Approval of January 26, 2022, Annual Meeting Minutes

Tamara Raleigh motioned to accept the minutes of the 2022 Annual Meeting which was seconded by Suzanne Allen and the minutes were approved.

VI. Financial Review

Management presented the 2022 Balance Sheet and Income Statement. Total operating income for 2022 was \$242,039.66. Total operating expenses for 2022 was \$270,948.36. The Reserves account balance is (\$194,685.13). Payments on the association loan of \$464,059.56 obtained in September 2016 will be completed in September 2023. Funds allocated to that line item in the budget for the remainder of 2023 and going forward will be deposited into the Reserves account.

VII. Year in Review

The following accomplishments for 2022 were noted:

- a) aggressive collection of delinquent assessments;
- b) animal remediation on Caspian Way and repairs to Building 7;
- c) inspection of remaining buildings regarding animal intrusions;
- d) regular contributions to the Reserve Account;
- e) various maintenance in community.

Goals and Projects in 2023 include:

- a) repairs to six buildings to prevent animal intrusions;
- b) update parking passes;
- c) collections of delinquent assessments;
- f) work on building the Reserves Fund.

VII. Open Forum

No Open Forum held.

VIII. Board Nominations and Elections

No nominations were received for current board positions up for election and one vacant board position.

IX. Adjournment

Linda motioned to adjourn the meeting which Romina seconded and the motion was carried at 7:40 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____