

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS  
2025 Annual Meeting  
Minutes of January 22, 2025

I. Call to order

Management and the Board called to order the annual meeting of the Hunters Square Board of Directors at 7:05 p.m. on January 22, 2025, via Zoom conference call. This was the third attempt to reach a quorum which was successful.

II. Members Attending

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

Burke Community Management Group represented by Joyce Mullins and Robert Terrant.

Residents and Guests: Five residents were represented by proxy.

III. Proof of Notice of Meeting

Proof of Notice of Meeting was mailed on December 18, 2024, with minutes from January 24, 2024, and quorum was met on the third attempt by attendance and proxy.

IV. Approval of January 24, 2024, Annual Meeting Minutes

Romina Laura Peindado Wagner motioned to accept the minutes of the 2024 Annual Meeting which was seconded by Nancy Creel and the minutes were approved.

V. Financial Review

Management presented the 2024 Balance Sheet and 2024 Operating Income Statement. Total operating cash on December 31, 2024 was \$165,340.23, and total investments on December 31, 2024 was \$150,917.44. Combined with other current assets including prepaid insurance and accounts receivable, Assets for 2024 totaled \$358,028.61. The Reserves account balance is \$157,724.90.

VI. Year in Review

The following accomplishments for 2024 were noted:

- a) aggressive collection of delinquent assessments;
- b) tree remediation and major tree trimming performed as needed;
- c) dryer vents cleaned & cages replaced and gutters cleaned;
- d) regular contributions to the Reserve Account;
- e) ongoing maintenance to lighting throughout the common areas;
- f) soccer goal placed on Caspian Way;
- g) exterior doors painted;
- h) completed installation of the hallway entrance security system.

Goals and Projects in 2025 include:

- a) continue maintenance/cleaning of dryer vents, cleaning gutters (quarterly), dumpster pads and any tree work/removal;
- b) seal, crack fill and re-stripe parking lots;

- c) power washing building exteriors;
- d) hallway unit door painting will continue;
- e) review and update Governing Documents as needed;
- f) collections of delinquent assessments;
- g) replace fencing around dumpsters;
- h) work on building the Reserves Fund.

VII. Open Forum

No Open Forum held.

VIII. Board Nominations and Elections

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

IX. Adjournment

Romina Laura Peindado Wagner motioned to adjourn the meeting which Nancy seconded and the motion was carried at 7:21 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: \_\_\_\_\_