

# JAYDAN VILLAGE HOMEOWNERS' ASSOCIATION

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## ANNUAL MEETING

SEPTEMBER 24, 2024

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### I. Call to Order

The President of the Board called the meeting to order at 7:05 PM.

### II. Introductions

Steve introduced the current members of the board - Steve Dempsey, President; Stan Urban, Vice President; Richard Jackson, Treasurer; and Kimberly Pixler, Secretary. He also introduced Fred, our representative from Riverside Management.

### III. Proof of Notice of Meeting

Steve presented a copy of the annual meeting notice mailed out to homeowner's earlier this month.

### IV. Affirmation of Quorum

12 homeowners or their proxies were in attendance at the annual meeting. A minimum of 22 homeowners or their proxies (30% representation) is needed to reach a quorum. As such, we were unable to conduct official business at this year's annual meeting.

### V. Financial Report

Richard provided attendees with a copy of our August 2024 financials. He reported that we moved the money in our reserve fund to an interest-bearing money market account. We will be transferring \$7,300 to the money market account this year; this equates to \$100 from each homeowner's annual dues.

### VI. Discussion

- Steve gave a brief report on the unexpected pool expenditures - approximately \$13,000 - resulting from the incomplete winterization of the pool by our former maintenance company, Pool Doctor. We are now working with a new maintenance company, Treasure Valley Pool and Spa. All repairs were completed in time for the pool to open on schedule. Our insurance company covered all costs, less the \$1000 deductible; they are in the process of subrogation. Richard added that he spoke with our insurance company and updated our coverage to include the pool. This raised our rate about \$300 annually. The board considered legal action, but felt the costs of a \$7000 retainer and additional legal fees were too high to justify this move.
- Kimberly provided attendees with a summary of the 2021 reserve study and the HOA's reserve fund. Several items from the study have been recently addressed; all of the repairs were funded from the HOA's general operating budget. Funds have not been withdrawn from the reserve since at least 2017.
- Kimberly reported on National Night Out. The event was a big success, and there were approximately 60-70 people in attendance. We look forward to participating again next year.

- Steve asked attendees for their feedback on our holiday lighting. Last season, Cutting Edge would have required us to make a large purchase of new lights, so we switched companies and only had them put up lights in the main center island. Attendees voiced a preference for installing lights in the whole entry this season and recommended seeking bids from Zing, Clearview, and US Lawns.
- Discussion was had regarding Neighborhood Watch - we have signs but no official program. People seem to be looking out for one another in our community. Attendees suggested a phone tree, newsletter, or email would be a good way to improve communication. The board will ask homeowners to provide their email address and phone numbers when sending out the annual dues notice.

## VII. Adjournment

The meeting was adjourned by the President at 7:53 PM.

Minutes submitted by Kimberly Pixler, Secretary