

Jaydan Village HOA Annual Meeting
September 21, 2023

Meeting was called to order at 6:00 pm by President Steve Dempsey; current Board Members in attendance were Denise Sheldon (Vice President and acting Secretary), Richard Jackson (Treasurer) and Scott Clement (Member). There were 15 homeowners in attendance and 2 proxy votes were qualified. There were also two guests and Anthony from Riverside Management in attendance. There was not a quorum of 22 homeowners, so no voting on Board Members or other matters could be taken.

Richard Jackson gave the Treasurers report and provided each homeowner with a copy of the expenditures in 2023 in conjunction with Riverside Managements Operating Statement and Balance Sheet. He reported that he is working on an operating budget for the subdivision.

Steve reported the major improvements and replacements done in 2023 and then talked about the projected expenses for 2024 to include replacing walkway sidewalk, resurfacing the pool parking lot, a dead tree removal on Ustick St. and then replanting one in the spring. He also brought up that the pool liner may need replacing and the expense to do this could run \$50,000. He explained that while the reserves balance would now cover this amount, the money will need to be replaced to be sure our reserve account is funded for projected needs. As such he said the Board has decided to raise each homeowners' annual dues from the current \$500 to \$600.

Open discussion followed. Many homeowners agreed that the reserves (aka emergency fund) needed to be restored to its fully funded 2021 reserve study balance of \$126,000 prior to any further discretionary expenses or projects being done. There was also discussion and concern that only the Board decides on dues being raised and no homeowner vote is required.

Steve asked each homeowner to be pool stewards to help protect against future damages. Steve handed out an ACHD flyer about their future Ustick Rd project. Steve also asked each homeowner to participate, if they can, in organized social events, for example, Night Out Against Crime every August. Most agreed that they would be happy to participate with notice.

2024 Board Members: Two new homeowners were nominated to the Board including Kimberly Pixler and Stan Urban. The 2024 Board will consist of Steve Dempsey (President), Richard Jackson (Treasurer), Kimberly Pixler (position to be decided), Stan Urban (position to be decided) and Scott Clement. If Scott decides to resign then Archie (LNU), Steve's neighbor, is standing in the wings ready to commit.

If any homeowner has any suggestions, comments or questions for the Board they can be reached by email at: riversideboise@aol.com. There is also a website that homeowners can access for information on Jaydan Village including minutes from annual meetings. It is: www.riversidemanagement.com.

Steve adjourned the meeting at 7:00 pm.