


# Southfork Homeowner Meeting

Welcome! Please help yourself to some refreshments.

May 11<sup>th</sup>, 2024

## Agenda:

- Voting on the members to retain for the next two years.
  - New Members and any volunteers will need a vote.
    - 1) John Sabell
    - 2) Jaylend McCarty
    - 3) Paul Zimmerman
    - 4) Craig Ashcroft
    - 5) Justin Conway
    - 6) KaCee Sabell (New Member)
    - 7) Vacancy

We can vote on these members as group. Are there any questions?
- Budget and Banking
  - Current account amounts:
    - Checking \$9,875.00
    - Savings \$10, 713.00
    - Total \$20, 588.00
      - The current outstanding balance is \$8,440.00, with nine homeowners owing more than one year of dues.
  - On page 2, you will find the 2024-year budget.
    - Discuss and vote on
- Discussion points
  - Accounting Firm
    - Still functional but comes with a hefty price tag.
  - Penciling in some dates
    - Dumpsters
    - Garage Sale
    - Electronic Recycle Day
    - Fall meeting & BBQ.
  - Covenant Questions
    - Next-door comments
    - Ditches
    - Homeowner property and perimeter mowing
    - All POA complaint forms have been resolved.
    - Revisiting: How the HOA addresses homeowners that do not pay their dues
    - Concerns about loose animals, leash regulations, and open range law

Open Forum- Questions, Comments, Concerns?

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Southfork POA 2024 Budget \$80	
Fiscal year: May 1st until April 30th of accounting year. The actual accounting year is from January 1st until December 31st of current year	
Checking and Saving Balance This balance may change from expenses not counted as of May 9th 2024	\$20,588.00
Insurance	\$850.00
Website	\$100.00
Legal Fees - Small Claims Court	\$200.00
Mail Box at UPS Store	\$384.00
Postage and Mailings	\$600.00
Office Supplies	\$250.00
Phone	\$240.00
Mowing	\$2,980.00
Possible 5th Mowing	\$700.00
Accountant	\$2,380.00
Online Payments	\$250.00
Tax Prep	\$300.00
CONO Annual Fee	\$100.00
Meetings: Misc Food and Drink	\$1,000.00
Hosting Gift Cards	\$10.00
Secretary of State	\$10.00
Garage Sale	\$250.00
Dumpsters	\$2,800.00
Electronic Recycle	\$300.00
Dept. of Regulatory Agencies (Dora)	\$40.00
Total of this year's budget	\$13,744.00
Current Bank minus Budget	\$6,844.00
Remaining outstanding dues	\$8,440.00
Projected total for ending balance December 2024	\$20,588.00
Totals subject to change with prices and unexpected expenses.	

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## Minutes:

Meeting started at 1008- Laura seconded the motion.

## **Voting**

John Blankenship is volunteering for member at large.

Current board members have passed.

KaCee Sabell and John Blankenship have been passed.

## **Budget and Banking**

Only two members currently owe more than 2 years of dues.

The HOA has never taken anyone to court for past dues. The board will never put a lien on a house for past dues.

Mowing price increased- only 4 mowings this year.

Budget passes

Will revisit in Aug: Changing the accounting firm. The HOA will look into other firms- currently they charge \$2500.0 a year.

## **Discussion Points & Dates**

*Garage Sale-* June 22<sup>nd</sup>, 2024.

*Dumpsters-* June 29<sup>th</sup>, 2024

*Electronic Recycle Day-* Will take flat screen TVs, microwaves etc., computers. Please take out the hard drive and destroy yourself. Scheduled for June 29<sup>th</sup>- the trailer for this will be at John Sabells House.

*Fall Meeting & BBQ-* Hosted by Deb Boston- Tentative Aug 24<sup>th</sup>.

## Covenant Questions and Concerns:

If residents want to work on their own cars out of sight of their neighbors, that is within the covenants. However, if you are working on your cars as a business; that is against covenants.

The HOA is not going to sit and watch residents to ensure they are abiding by the covenants- however if there are large covenant violations- those are being addressed. If members of the community see violations, please bring them to the boards attention.

Your ditch is your responsibility. Please mow it. This is to make every effort to mitigate fire hazards.

It is not the responsibility of your neighbors to close their gate to keep neighboring animals out of their yard. It is your responsibility to keep your animals in and on your property.

Open Range law states that you have to put up a fence to keep large livestock out of your property. Again, if you have questions or concerns, please address it with the board.

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If there are aggressive animals threatening your animals or property- you have a right to protect your animals and your property.

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Ticket that won the drawing: 8060146 - Gerbino Family.

Meeting ended at 1102- seconded by Steven Sabell