

Buckman Condominiums Homeowners Association
Board of Directors Budget Meeting
September 11th, 2024

Present:

Chloe Hendrickson, C21 HOA Manager
Kiran Limaye, President
Andrew Keough, Secretary
Jessie Robertson
Cathy Albrecht
Craig Hoffman
Charlotte Simon
Kristin Harper
Jane Koda
1 Proxy received from LeeAnn Guthier

Meeting called to Order at 6:02pm

First agenda item was approval of the last annual meeting minutes. Unfortunately, the 2023 meeting minutes were not available so this step was skipped with agreement from the board.

Current board intro:

Kiran (President) and Andrew (secretary), have both reached the end of their board member terms, and their positions as well as a vacant third position of treasurer are available. Andrew and Kiran both communicated that they would like to step down from their positions if there are other volunteers.

Volunteers received for board positions:

Kristin Harper - treasurer
Charlotte Simon - secretary
Jessie Robertson – chair

Votes were taken and received in the following order:

Jessie Robertson for Chair – unanimous agreement
Kristin Harper for Treasurer – unanimous agreement
Charlotte Simon for Secretary – unanimous agreement

Board member status will be updated immediately

Old business:

Cathy Albrecht and Craig Hickman both introduced themselves as new homeowners. Cathy recently bought the unit, and her daughter Jordan lives on site in their unit. Craig and his wife

recently bought their unit, but they live off site in Eugene and many of their family members stay on site periodically.

Board discussed needing a gutter cleaning soon and asked Century 21 to get a quote for this service from Absolute Cleaning who performed their recent power washing on site.

A couple of homeowners brought up having issues with ants during the spring and summer. Chloe from C21 mentioned that some HOA's have annual or biannual pest services done to prevent these kinds of issues. Chloe confirmed she can get a quote for this kind of service at their community.

Budget review and approval:

Chloe presents proposed budget options for the upcoming year. There is an option for no increase and a 5% increase. Chloe went over the areas of spending and the board asked if there were any areas they believed the HOA could cut back on. The board discussed possibly reducing landscape visits during the summer to once per month, Chloe will reach out to the landscapers to see what kind of cost difference that could make for them.

Jessie points out that although the HOA did spend less than anticipated last year, there are larger areas in need of attention in the next couple of years that the HOA should be contributing funds towards (i.e. roof repairs or replacement, new siding or siding repairs, etc..)

Jessie proposes going with the 5% increase option in order to continue funding the reserves account properly. Charlotte agrees to the 5% increase giving us a majority board approval. The 5% increase option for the budget proposal is officially approved. Chloe informs the board she will upload the finalized budget forms to the HOA website and send notice of the changes to homeowners soon, and confirmed the dues change takes effect on January 1st 2025.

New business:

Homeowners discuss possibly getting together on a scheduled day to do a community "work party". The work party would include landscape maintenance as/if needed, as well as general clean up of the community and cleaning out the shared basement. Chloe confirms that she can send notice of this to all homeowners via email if they decide to move forward.

All homeowners and board discussed getting a new shared dryer or repairing the current dryer in the basement of the community, and what kind of noise reduction would need to take place in order to do something like this. The homeowners and board discussed possibly creating a committee to get moving forward with this project. Mentioned this can be discussed in a meeting soon. Other items to be discussed next meeting were mentioned; water shut off locations and directions in case of emergency, sewer inspection for hole in sewer line in courtyard (possibly causing drooping in their courtyard), water heater and scheduling an inspection/flush of this, salt and shovels for snow/freeze being more accessibly located in order for homeowners to help during this season.

Board and homeowners agreed to continue discussing new business items during next meeting (to be scheduled soon).

Meeting adjourned at 7:19pm