

MONACO ESTATES HOMEOWNERS' ASSOCIATION

BUDGET-BOARD MEETING MINUTES WEDNESDAY, OCTOBER 18, 2023

CALL TO ORDER: The meeting was called to order by Rob Ellison at 5:30 pm.

VERIFY QUORUM: Rob Ellison-President and Audrey Smith-Secretary were in attendance. Eugene Ruberte-Treasurer was not able to attend. Kathy Watts represented Dragon Property Management.

APPROVAL OF MINUTES:

Rob Ellison made a motion to accept the minutes from the February 15, 2023 Organizational Board Meeting as presented. Audrey Smith seconded the motion and it passed by unanimous voice vote.

FINANCIALS:

Four owners have not paid their 2023 annual fees and have been charged late fees and financials charges. Liens will be placed on these properties after the new year.

UNFINISHED BUSINESS:

NEW BUSINESS:

2024 Budget: Rob Ellison went over the Proposed Budget and answered questions on the increase. Rob Ellison made a motion to approve the 2024 Proposed Budget that was mailed out to homeowners last month. Audrey Smith seconded the motion and it passed by unanimous voice vote. The approved budget for \$310.00 will be mailed with the invoices which will be mailed mid-December.

First Notice of the Annual Meeting will be mailed in January once a date for the Annual Meeting is scheduled.

Garage Sale: The community garage sale is scheduled for October 21st.

NEXT MEETING: The next Board Meeting will be the Annual Meeting possibly on Wednesday, February 21 or 22nd, 2024 at 5:30pm.

ADJOURNMENT: With no further business to discuss, Rob Ellison made a motion to adjourn the meeting at 6:15pm. Audrey Smith seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management