



GRAF MEADOWS

HOME OWNERS ASSOCIATION

1. Board Member Reports
 - a. President – Welcome & Introductions, Agenda, Ground Rules
 - b. Treasurer Report
 - c. Social Committee Report
 - d. Architectural Review & Landscaping Committees' Reports
2. Springville Fence Update & Plan
3. Elections for Open Positions
 - a. President
 - b. Treasurer
 - c. Social Chair
4. Q&A and new business from the floor
5. Meeting Adjourn

2023 Board of Directors & Committee Chairs

Position

Term Ends

President

Scott Mikkelson

January 2023

Vice-President

Monica Dolezsar

January 2024

Treasurer

David Dolezsar

January 2024

Secretary

Jennifer Bates

January 2024

Architectural Review Chair

Alexandra Holmes

January 2024

Landscaping Chair

Alexandra Holmes

January 2024

Social Chair

Julie Mikkelson

January 2023

Social Chair

Monica Dolezsar

January 2023

Webmaster

David Dolezsar

1. Welcome & Introductions
2. Agenda Outline
3. Meeting Ground Rules

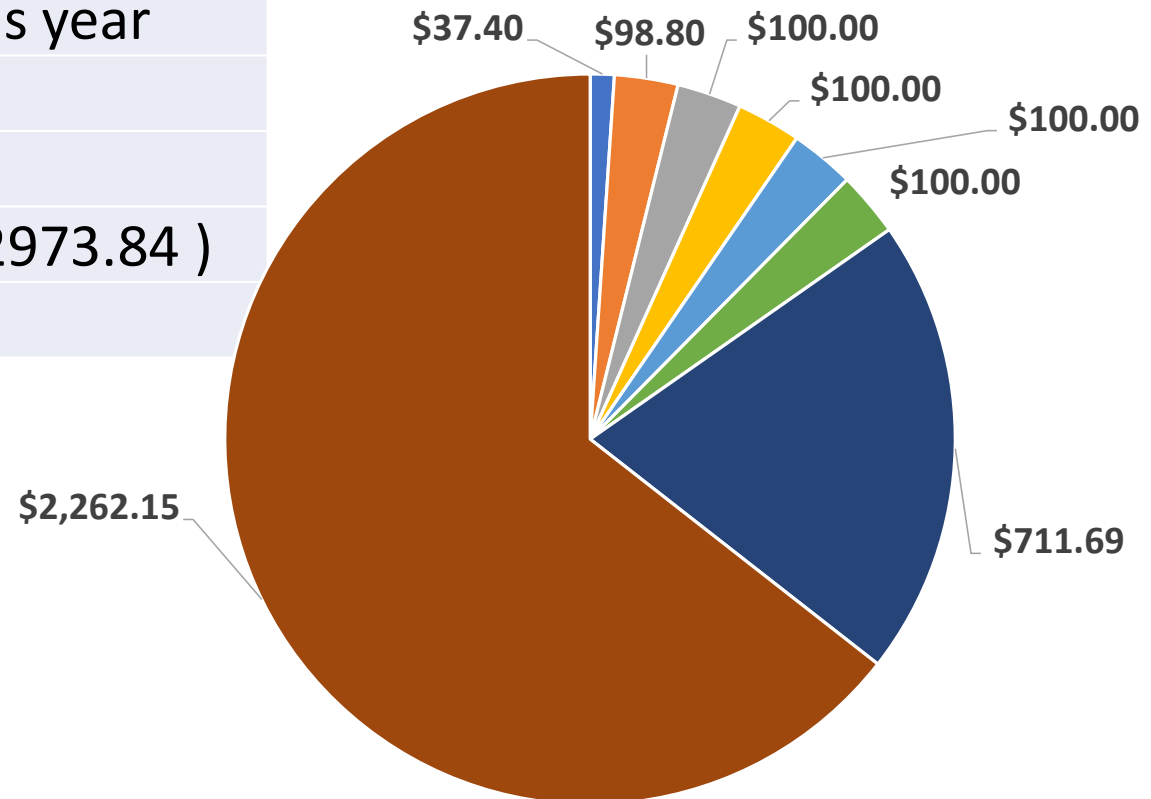
Account Balances

Actual
Forecast

Item	2021	2022	2023	2024
Account Balance Jan1st	\$12,171.55	\$15,297.70	\$18,904.66	\$4,043.66
Dues Jan 1st to Dec 31st	\$8,446.88	\$9,213.68	\$8,000.00	
Regular Expenses	(\$5,640.74)	(\$5,606.72)	(\$5,761.00)	
Outstanding Dues	(\$3,192.49)	(\$3,510.04)	(\$3,700.00)	
Special Assessment (\$120 per lot)	\$0.00	\$0.00	\$8,400.00	
Fence Replacement (+20%)	\$0.00	\$0.00	(\$25,500.00)	

Income

- \$9213.68 received - 75 checks this year
- \$3510.04 in outstanding dues
- 8 households overdue
- 2 household account for 85% (\$2973.84)
- 6 households just missing 2022



Expense Budget

Budget	2022 Budgeted	Actual	2023 Forecast
Insurance	\$1,195.00	\$1,195.00	\$1,195.00
Landscaping	\$3,000.00	\$3,250.00	\$3,000.00
Water	\$300.00	\$0.00	\$0.00
Social Activities	\$375.00	\$447.57	\$500.00
AGM Room	\$0.00	\$0.00	\$120.00
Corporate Fee	\$50.00	\$50.00	\$50.00
PO Box	\$226.00	\$442.00	\$216.00
Fence Repairs	\$600.00	\$0.00	\$25,500.00
Postage	\$80.00	\$57.75	\$60.00
Website	\$110.00	\$164.40	\$120.00
Sprinkler Repairs	\$500.00	\$0.00	\$500.00
Total	\$6,436.00	\$5,606.72	\$31,261.00

2022 Events: \$447.57

- Easter Egg Hunt – First time since covid!
- Summer Garage Sale—canceled due to covid
- Summer BBQ—First time since covid!
- Halloween parade support
- Holiday Lights Contest

Committee is planning the same events for 2023

2022 Issues & Member Escalations:

- Request for house color
 - Request for deck replacement and change
 - Escalation on camper trailer parked in driveway
-
- Please contact ARC Chair/Landscape Chair for tree removal approval (especially trees adjacent to neighborhood roads, county requirements to number and type of trees and setback in our neighborhood).
 - House color change and structural/adds require review by the committee/board.

- Additional bush trimming/shaping and weeding completed July 2022.
- No additional cost, part of routine activities provided by gardener.

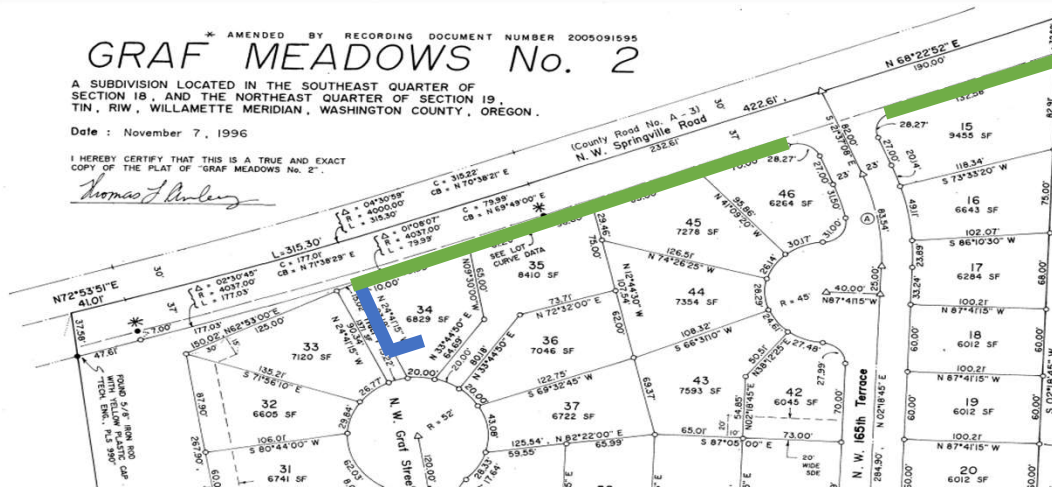
Springville Fence Update

Acquired 4 quotes for Fence replacement in 2022

Company	Quote
Adrian's Quality Fencing & Decks	21,164
Eric's All Trades Construction	28,124
BEAVERS LANDSCAPE AND MAINTENANCE LLC.	28,379
Dick's Evergreen Fence & Deck	38,120



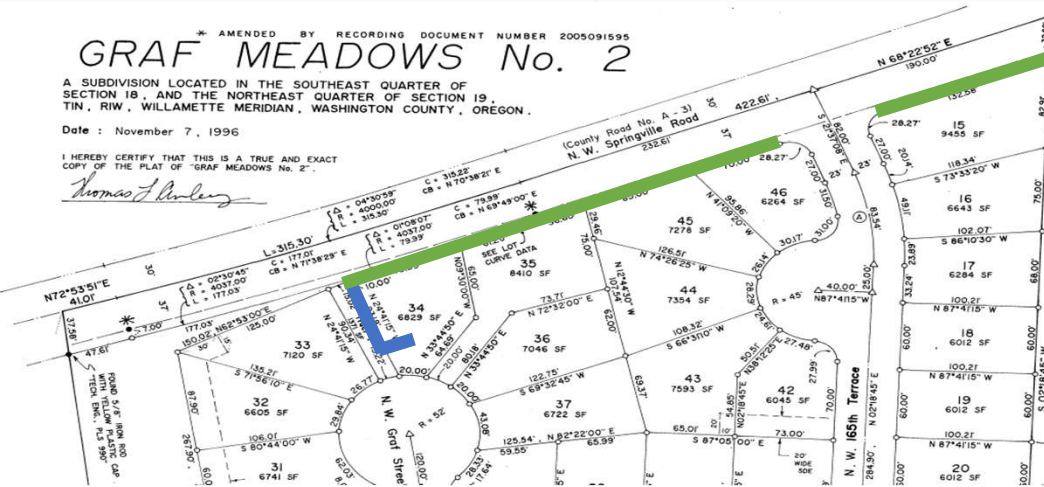
- Same style of fence (6ft cedar)
- Will keep natural wood color (no paint)
- Stainless steel nails (prevents 'bleeding' from galvanized nails)





Springville Fence Update

Company	Quote
Adrian's Quality Fencing & Decks	21,164



Special Assessment Analysis	Amount
Account start (2023)	\$18,905
Forecast Dues Payments Receive in 2023	\$8,000
Forecast "other expenses"	(\$5,761)
Reserve Fund minimum	(\$4,000)
Remaining Bank Balance then available for fence	\$17,144
Fence Quote Amount \$21K+ 20% increase	(\$25,500)
Delta Money (Balance minus fence cost)	(\$8,356)
Special Assessment Assume 70/80 pay assessment on time	(\$119)
Special Assessment per household	\$120

Open Positions for 2023-2025 (2-year term)

President:

- Volunteers: Scott Mikkelson
- Nominations from the floor:

Social Chair:

- Volunteers: Monica Dolezsar, co-chair
- Volunteers: Julie Mikkelson, co-chair
- Nominations from the floor:

Q&A and Open Discussion from the Floor

WEBSITE: www.grafmeadows.com

- CC&Rs (covenants, conditions, and restrictions)
- Contact information
- Meeting Minutes

CONTACT US:

Board: bod@grafmeadows.com

Treasurer: treasurer@grafmeadows.com

Architectural Review Committee: arc@grafmeadows.com

Landscaping Committee: landscaping@grafmeadows.com

Dues: due March 31, 2023