

**The Board of Marsh Ridge Homeowners Association met on Thursday, February 3<sup>rd</sup>, 2022.** All Board members were present. Joe Konicek asked to add to the New Business section of the agenda information on the tax number and tax status of the Association and the status of our handyman.

The Board approved the new agenda and the minutes of the previous meeting of November 18, 2021. Financial reports for December and full year had been e-mailed to the Board members. A detailed discussion followed in order to accept the 2022 budget. An increase will be made to the Maintenance and Repairs line item. No addition will be made to Utilities despite the over budget amount in 2021. The water fee was significant due to the lack of rain last summer.

Capital Improvements were also over budget, but the increase in twin home dues will be dedicated to this line item as our reserve covered the budget shortfall. Much of Marsh Ridge is 20 years old or close to it and repair/replacement of driveways and sidewalks were a major expense in 2021. Jon will ask our financial person to look at these major expenses to determine a suitable budget increase. We may have to do fewer replacements and more repair in 2022. The Board will add to this line item later, but approved the remaining items in the 2022 budget.

**New Business:** The twin home at 595 Tower Drive is sold and will close in mid-February.

A letter has been sent to a single family homeowner about the vehicle in the yard asking it be removed.

A resident and member of the Women's Club is promoting their plastic bag collection project. They asked for a group e-mail to go to Marsh Ridge homeowners, but the Board had decided in the past that this group e-mail is to alert homeowners to an emergency or information affecting all; such as the timing of replacement of the roads in Marsh Ridge last fall. The Herald Journal has an article on the plastic collection in its Jan. 28 newspaper.

The Board will send gift cards to retiring members Craig Sinkel and Doug Ludwig.

Because of the water main break at 504 Aspen, the single family homeowner will have to replace his driveway. He has filed an architectural control request form which has been approved with the caveat that any damage to the sprinkler system is the homeowner responsibility.

Joe Konicek, the new treasurer on the Board will check on our non-profit tax number and what tax forms the Association is responsible to file. Joe will also look for a new handyman to handle small repairs or maintenance in Marsh Ridge.

**The next meeting will be a walk around inspection of the exterior of Marsh Ridge followed by a meeting of the Board at 472 Aspen Circle. The walk around will start 5:00 p.m. on May 12, 2022.**