

MINUTES for MRHOA Board Meeting held **Wednesday, March 27, 2024** at 577 Marsh Dr.

- Present were: Jon H, Bruce L, Zelda M, John B, and Liz F.
- Minutes of the prior meeting were submitted to board via email for approval. (Corrections, if any, to prior minutes are noted in current minutes.)
- Next Meeting Date: Wednesday, April 24, 2024, 6:30 pm, at 577 Marsh Dr
- Officer Reports/Updates:
 - ☒ Treasurer & Accounting
 - Report on checking account balance & current receipts
 - Update on Treasurer/Accounting Mgr workshare arrangement
 - 2023 taxes delivered to CPA for completion
 - ☒ Full Board review of inserts being included with 2nd quarter dues billing
 - March 2024 Newsletter, 2024 Planning Budget, annual TH & SF dues allocation figures
 - FYE 2023 financial statements, 2022-2023 cash flow comparison

■ **Unfinished Business: left over from previous meeting(s) for discussion and/or action**

- ☒ May 8th or 9th are date set for holding an HOA spring "all member" meeting to make a final decision on hiring a CPA firm to audit or review the HOA's accounting, and to begin discussions on how best to allocate limited funds for upcoming seasonal grounds projects, capital expenditures, reserve deposits, and any other indeterminant costs the association may encounter. Delano Senior Center is the planned location. Secretary to book the rental (\$40).
- ☒ Board approved (5,0) to initiate action with legal firm to begin collection process for outstanding arrears on one unit.

■ **Unfinished Business continued to next meeting:**

- ☒ Finalize agenda for May "all member" meeting.
- ☒ Design of "work request" form is still in progress, but will be ready for Board review at next meeting, and for introduction to members at May meeting.

■ **New Business**

- ☒ Architectural approval given for replacement of windows and patio door by a twinhome owner.
- ☒ Brief discussion on anticipated HOA insurance market effect on next twinhome property premium. Secretary to initiate contact with a State Farm agent in conjunction with continued investigation.

■ **Miscellaneous**

- ☒ Although there have been legal challenges to the federal Corporate Transparency Act (CTA) that went into effect on Jan 1, 2024, as of this writing HOA's are still required to file the BOI Report before Dec 31, 2024. All five board members must be included in this filing.
- ☒ Secretary researching reasonably priced online voting services used by HOA's.