

The Board of the Marsh Ridge Homeowners Association met on Thursday November 18, 2021. All Board members were present. They were joined by two new members who will replace Craig Sinkel and Doug Ludwig. Joe Konicek and John Beltrand will be seated at the next Board meeting. The focus of the meeting was to introduce new members to the main issues in the running of the Association.

Old Business:

The Minutes of the Annual meeting were approved and the printed agenda for the meeting was adopted. Our Insurance was approved in September and is in effect from October 1, 2021 to October 1, 2022. Jenco Landscaping is under contract until Spring 2023 and Trash and Utilities (Water, etc) are usual expenses from Randy's and City of Delano. Other maintenance is taken care of by Rich Jerde and other handymen. Anyone doing needed maintenance in the Association addresses must be licensed and insured per our by-laws.

New Business: Craig Sinkel reminded the Board that in past years we have gifted our financial person and Mike Jensen at Christmas. Following discussion on the amount, the Board asked Craig to get two gift cards in the amount of \$100 each. In order to set a 2022 budget to be approved in December, a discussion was held. Our 2021 Capital expenses are well over the \$20,000 budgeted. Much of this was due to driveway and sidewalk replacement. However trees were trimmed, pruned and some removed; shrubs also were trimmed; and there was further lawn and exterior maintenance over our monthly lawn care fee. Except for sprinkler repair/replacement most of the expenses are for twin homes addresses only. A 10% increase in twin home dues voted on in September will start January 1.

Due to a dry late summer and sprinkler repairs and replacements, our Utilities were over the budgeted amount. In preparing the estimated 2022 budget the Board will increase the capital budget, maintenance and repairs, and utilities budgets. With the plus 20 year age of Marsh Ridge and some of the twin homes occupied that long, the Board will have to continue to replace sidewalks and some complete driveways next summer.

The twin home at 595 Tower is on the market. The resident has moved. The Board voted a 3% raise in hourly salary for Erin Johnson, our bookkeeper beginning January 1.

Craig said our December agenda will include voting for new officers and sharing duties and contacts of vendors by Board members.

The next meeting will be December 16, 2021 6:30 at 641 Marsh Drive.