

**HERITAGE VILLAGE MASTER COMMUNITY ASSOCIATION**

**Board of Directors Meeting**

**BUDGET MEETING**

**Date: April 4, 2024**

Place: ELECTRONIC: 5:00 P.M.

**THE MEETING WAS HELD VIA REMOTE ELECTRONIC MEANS**

**MINUTES**

**Call to Order**

- Meeting was called to order at 5:00PM by Nelepovitz.

**Roll Call**

- **Present:** Nelepovitz, Chicky, Markano, Baudhuin, HVMCA manager. Also, present Scott Knoeb and David Knoeb
- **Absent:** Burkhardt

**Approval of Agenda**

- Markano motion to approve the agenda Chicky 2<sup>nd</sup>; Unanimous.

**NEW BUSINESS**

**BUDGET**

- FY25 Employee Raise – 6%
- Discussed Reserve contribution for coming FY25 of \$135k to keep us on track with the Reserve Study.
- Discussed the possible need to make cuts within the budget.
- Discussed needing to raise the monthly assessment, but for David to rework the budget so we can see a clearer picture before choosing an amount.

**RESERVE STUDY**

- Remove line item 1109 (Wood Fence Partial Repaint) - Operating Expense
- Line Item 1202 and 1203 (Pool/Spa resurface)
  - **ACTION:** Manager to contact RMP Pools and see if we need this.
  - **ACTION RESPONSE:** (RMP recommends resurface of the spa as soon as possible and resurface of the pool to maintain the life expectancy. Waiting for the estimate.)
- Line Item 1911 (Well Pump Replace)- Adjust life expectancy to 12 years with 10 years remaining
- Line Item 1304 Clubhouse Tile Roof Replace) - Roof was replaced with a lifetime roof. Estimated to have at least another 50+ years remaining.
- Line Item 320 (Pole Lights Replace) - Don't see the need to fully replace streetlights. Will keep allocated cost of \$346,800 to budget for a later undefined tech upgrade – wholesale replacement
- Markano drafted updated reserve study formats to correct line items with choosing option C as the best option for HVMCA.

CLEANING CONTRACT

- Board reviewed the current cleaning contract vs. the new proposed cleaning contract. Both have the same cleaning coverage and quality. Markano moves to approve the new cleaning contract with Alma's Cleaning Service with amount not to exceed \$6,000.00 per FY year, with start date of May 1, 2024, Chicky 2<sup>nd</sup>; Unanimous
  - **ACTION:** Manager to get the exact price for bathroom cleaning 3x weekly

**Adjournment**

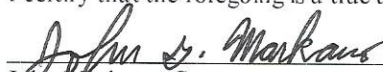
- Markano motions to adjourn; Baudhuin 2nd; Unanimous.
- The meeting adjourned at 6:41PM

Respectfully submitted,

Cheyenne Schmierer, HVMCA Manager

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

  
John Markano, Secretary

5/3/2024  
Date

**Next Regular Scheduled HVMCA Board Meeting:  
MAY 1, 2024 6:00PM**

**NOTE - An Owner Has The Right To**  
**-Have A Copy Of Approved Minutes Upon Request**  
**- Speak To The Board Of Directors During Public Comment**  
**-Action By The Board May ONLY Be Taken On Agenda Items**