

The Courtyards of Carlisle, Unit Owners Association, Inc.
Annual Meeting Minutes
June 26, 2023

Quorum was established with 14 members in attendance and 30 proxy votes.

The current president, Micah Bennett, thanked everyone for coming.
Meeting was called to order at 6:02pm.

Election of Officers:

2 vacant positions were opened, two sent in Bio's > Stephanie Taylor, Pamela Jones

Both, Stephanie Taylor and Pamela Jones were voted in by unanimous vote.

Treasurers Report was presented by Debbie Keyser, current Treasurer:

The Association ended 2022 with \$67,897.50 in the operating account and \$555,262.04 in the reserve accounts that include both Morgan Stanley and Members First bank accounts. The current balance as of the end of May in the Members First operating account is \$71,693.64 and reserve account is \$66,012.99. We have about \$491,712.58 in the Morgan Stanley Account.

Questions from the homeowners:

Will there be any raise in HOA fees for assessment of the big project (moisture issue)?

Answer: There will most likely be a special assessment for each homeowner monthly, this amount will be determined once the scope of the project is finalized with cost.

Can we remind the homeowners about feeding stray cats and keeping your dog on a lease? And picking up the poop?

Answer: This will be added as a reminder to the next statement that comes out.

Can we let people know it is the homeowner's responsibility to keep their fences clean and decks clean of garbage?

Answer: This will be added as a reminder to the next statement that comes out.

There will be a walk around scheduled to look for maintenance issues and violations in the upcoming weeks before the next monthly meeting.

Meeting was adjourned at 6:33pm.