

HOA Meeting Minutes: December 18, 2023

Meeting called to order by president Chuck Jones @ 6:30P.

Members Present: Chuck Jones, Candy Adams, Jim Adams, Carol Allen, Beth Meschke

Prayers for Jim Adams as he continues to heal.

The update of our Covenants, Conditions & Restrictions are still in progress.

FINANCIAL: The total cash on hand is \$280,304.68. November income (dues and clubhouse rentals) was \$21,305.00. Expenses for November totalled \$19,679.96. Our accountant is still working to reconcile our accounts after the transition from Sherman & Hemstreet. There appears to be minor balancing problems which we hope will be resolved soon. The additional work required of our accountant to remedy this will result in additional fees to The Abbeyes. Thanks to Candy, all overdue neighborhood dues have been collected as of November. Candy wishes to thank Chuck for his assistance. As the income and expenses numbers indicate, the neighborhood runs on a tight budget. We appreciate all neighbors who keep their accounts current. The majority of our meeting focused on the 2024 Budget. The board went line by line on Candy's itemized budget. The final budget will be approved by the board at our next BOD meeting in January.

GATE: John was feeling under the weather and was unable to attend the meeting. The interior lantern on the exit side was repaired. The electrician did not have to replace the sockets.

CLUBHOUSE: Due to budget restraints, we are not in a position at this time to paint the interior trim of the clubhouse. Carol arranged for an electrician to replace and relocate our programmable timer for lights. Anyone wishing to host an event or party at the clubhouse is free to do so. As long as the entire neighborhood is included, the clubhouse rental fee is waived. Private parties will remain at \$100 per event.

POOL: The filters and cell were cleaned and the o-ring & plug inspected. This will be billed in December.

GROUNDS: The sprinkler controller is loose on the side of the clubhouse. Jim will take care of this. Partial sprinklers have been shut off for the winter. The remainder sprinkler "pucks" will be shut off when Jim can get some assistance with the kneeling down this job requires. Volunteers are welcome! Jim will check with Carlos on his progress on the "Winter List". Front wall repair estimates will be updated.

ADD TO DIRECTORY:

*John & Merlina Rathbun
710 Rincon Abbey Court
717-580-3817
mcrathbun@gmail.com

*Larry & Winifred Bone
711 Pevero Abbey Circle
(email address & phone # will be updated soon)

Please give serious thought to taking a position on the board for 2024. We need a vice-president, secretary, gate chair, clubhouse chair, and pool chair.

Meeting was adjourned @ 8:10P.

Regular BOD January Meeting: Monday, January 15, 2024 @ 6:30P

Annual HOA Meeting: Monday, January 22, 2024 @ 6:30P

Respectful Submitted,

Beth Meschke, vice-president & secretary