



2024 Annual Meeting of Members - Agenda

LOCATION: Kalapuya High School ~ 1200 N Terry St Eugene OR

WHEN: Wednesday, October 23, 2024 ~ 7:00 pm

1. **CALL TO ORDER:** Deb Gates, President
2. **ESTABLISHMENT OF QUORUM:** Amy Hanna, Secretary (35 lots required)
3. **APPROVAL OF MEETING MINUTES:** Board of Directors
 - Review and approval of minutes from the October 23, 2023, Annual Meeting
4. **REPORTS:**
 - **President's Report:** Deb Gates
 - State of the HOA Common Areas & 2024 Improvements
 - Reserve Account Explanation 2025 Study
 - Reserve Account Expenditures 2025
 - Cobblestone Mailbox area
 - Wood Fence – Park
 - Chain Link Fence – Park
 - Tree Removals & Pruning
 - Curb & Street Painting
 - Litigation
 - **Treasurer's Report:** Ashley Snowden
 - Financial Report to Date
 - Tentative 2025 Budgets to Consider
 - Proposed Expenditures 2025
 - Close Terry to Olympic Breezeway – Operating Account
 - Storage Shed Purchase – Reserve Expense
 - Signage in Community – Operating Account
 - Payment Drop-off Box – Reserve Expense
 - Maintenance Contract – Operating Account
 - Speed Bumps Entire Community - Reserve Expense
 - **Secretary's Report:** Amy Hanna
 - Architectural Review Committee
 - Duties
 - Volunteers vs no volunteers – Cost to Homeowners
 - 2025 Elections
5. **CHRISTMAS DECORATING CONTEST** – Cindy Waldahl, Member at Large
6. **HEARING OF THE MEMBERSHIP:** Questions from Homeowners
7. **DRAWING OF GIFT CARDS:** 2 - \$25 gift card winners & 2 - \$50.00 gift card winners
8. **ADJOURNMENT**