

2024 Annual General Meeting, March 14, 2024, Nashua Baptist Church, Fellowship Hall

Call to order by Steve Espeer at 7:06 pm

Welcome and Introductions: Board members in attendance were Steve, Linda, Bobby, Jodi, Caleb, Josh, Nathaniel, and Nick.

Approval was made of minutes and treasurer's report from last year

Linda explained each item in the Treasurer's report, especially those with increases in amounts.

Old Business:

Replacing the concrete driveway and adding a concrete pad for the picnic tables were the major cost increase for the park. The concrete pad for tables will be ADA compliant as soon as asphalt is applied to the parking lot level with the entrance. The pad for the tables also allows the tables to be anchored in place to prevent misuse and moving of them. Two new tables were purchased. The 4 old tables were disassembled by Bobby by removing damaged parts. With the time and efforts of Bobby, Caleb, and Nancy, 2 of the old tables are still usable and safe. The asphalt on the parking lot was not applied in the fall due to other financial commitments through the fiscal year ending Feb 29. A spring application is expected.

Cheddar Up: Several residents used the online payment process. The link was on the dues notices and also links from the homes association webpage and facebook page are still available.

The process of title companies needing information to close a sale was explained and that they must complete the form available through the webpage or facebook. The form is emailed to Nancy where she will check her records for unpaid dues or liens and return it to the Title Company. This process is crucial for accurate closing data. Misunderstandings about unpaid dues occur and individual circumstances were discussed.

New Business:

Caleb will pursue posting of a QR Code for easy links for payment or other information.

Jodi will check on food trucks & Easter activities to use her Easter Bunny Suit

The Bid from Hasty Mosquito Control for 20 applications of mosquito spraying is the same as last year with applications starting May 30 through Oct 10, every 7-10 days depending on weather conditions. The information regarding the mosquito spraying is updated each year on the homes association webpage through Neighborhood Link.com. A question was asked regarding the effectiveness of the spray operation. Board members who have been on the board numerous years remember the complaints received during the 3 years (2001-2003) applications were reduced in half because of limited funds in the HOA account.

Park mowing and park maintenance will be done by Mast Lawn Care. He has provided excellent service for many years.

Communication problems were discussed. Phone messages are returned for each call that leaves a detailed message but are only returned for that call. Another means to contact the secretary is to email halhhomes@aol.com

The garage sale dates (Spring, May 18, 2024 and Fall, October 12, 2024) appeared on the dues notices sent to each residence and were also announced at the meeting. Linda will notify NNI for the advertising of our neighborhood sales on the NNI/Garage Sale page. Individual residences participating in the garage sale should also advertise their specific location.

Nick is going to create a facebook page that will contain information about the homes association and activities. It will not be an open interactive platform, but private messaging will be allowed and answered by administrators of the facebook page.

Discussion for new board members included the requirement that the owner must be current in dues payments. Residents seeking board positions were: Amy Meyer, Chance Scarlett, Clint Casey, Todd Dedelow, and JC Cole. The secretary will check their payment status to confirm *eligibility to serve on the board*. Two other residents offered their assistance when needed: Brandy Bourque and Benjamin Dover. Thank you to those who volunteered.

Meeting adjourned at 9:20 pm.