

Country Fair Board Meeting Minutes-Thursday, October 26, 2023

Meeting called to order at 6:33pm. Present President, Chris Delbaugh, Treasurer Janice Flores, Director Frankie Barragato, Director Ellen Rubin and Property Manager Josh Zuckerman.

President report-was given

VP Report-None

Treasurer Report-was given

PM Report-was given

Committee Reports-None

Old Business

None

New Business

Budget Review:

Phoenix wanted a 5% increase, Board negotiated it down to 3% increase. Landscape has one more year left and then we need to renegotiate next year 2024. The Hoover (irrigation pump) contract was added as a line item to 2024 budget. Villa roof repairs increased due to being midway on roof life expectancy and more repairs were done in 2023 then previous years. We are going to raise the reserve contributions by \$10k to be \$170,000.00/year. Raise road paving to \$62,000.00/year. Roads will be in need of repaving soon. Another reserve study will be done within the next 1-2years.

Projected increase in monthly assessments as follows:

Villas/TownHomes from \$316.00 to \$336.00/month up \$20.00/mth

Patio Homes from \$104.00/mth to \$113.00/mth.

Meeting Adjourned 6:50 pm.

Town hall followed.