

Amherst Woods Homeowners Association

Annual Meeting Minutes, October 28, 2024

The meeting was held in-person at Munson Memorial Library. AWA President Wade Elmore called the meeting to order at 7:07 PM. 26 homeowners signed the attendance sheet, satisfying the 10% quorum (19 households). AWA Secretary, James Barnhill was ill; Vice-President Martha Hanner agreed to record the Minutes.

FINANCIAL REPORT

2024 Report: AWA Treasurer Marc Littman summarized the FY2024 financial report (Oct. 1, 2023 – Sept. 30, 2024). Total revenue was \$28,653 and total expenditures were \$27,794, for a net of \$858. This was a significant improvement from FY23 net loss (\$8,200). Marc explained that his goal is to have a net surplus of about \$1,000 each year, in order to build up reserves for unforeseen expenses, such as storm damage. Landscaping comprises the major portion of the budget. Other expenses include property taxes for the common parcels, insurance, Paypal transactions, and communication.

2025 Budget: Marc presented the proposed budget for FY2025, projecting a \$600 net surplus, although there are some conservative assumptions for expenditures and therefore a reasonable possibility of actual results coming in better. Annual fee remains \$150. per household, with the assumption that 12 of the 191 households do not pay. A copy of the proposed budget will be sent to the AWA email distribution list.

Fee Collection: Extensive efforts were made to reduce the large number of delinquent annual fees, including email reminders, printed letters and personal contacts. By the end of the fiscal year, the unpaid fees had been reduced to 11 households (6%). The annual fee has not been increased for over a decade. Sig Nilsen explained that the late fee was discontinued when payment went online several years ago.

Vice-President Martha Hanner thanked Marc for his extensive efforts this year to organize the budget and follow up with the households who had not paid their fees.

LANDSCAPE COMMITTEE REPORT

Landscape Committee chair Denise Gagnon could not be present. She sent a written report, which Marc Littman summarized. After using the same company for a number of years, this past spring AWA solicited bids for landscape maintenance and selected Omasta, the lowest of 4 bids. Denise has been pleased with their responsiveness and their work. The Landscape Committee recommends continuing with Omasta for FY25. Denise has been able to arrange for even further reduced contract costs for 2025 by eliminating certain services in the coming year,

though these may need to be revisited in the future. The intent is to reallocate savings for necessary tree care.

RATIFICATION OF PAST ACTIONS

During the year, the Board of Directors may take certain actions that need to be ratified at Annual Meeting. Wade explained that the main action this year was solicitation of bids for landscape maintenance and selection of Omasta for the landscape contract. Motion to approve was made, seconded, and unanimously approved

SLATE OF OFFICERS AND BOARD MEMBERS

Efforts were spearheaded by Betsy Mullins, to recruit new Board members from among younger, newer residents. The new recruits want to serve on the Board for a year before becoming officers, so the present officers have agreed to continue in their roles for the coming year.

- 1) Election of Officers - Proposed Slate unanimously approved
 - a. President – Wade Elmore
 - b. Vice-president – Martha Hanner
 - c. Treasurer – Marc Littman
 - d. Secretary – James Barnhill
- 2) Election of Directors – Proposed Slate: Doug Gagnon, Jack Mattrey, Cathleen Mitchell, Betsy Mullins, Corinne Olson, Jerah Smith, Lynne Thompson. Proposed Directors unanimously elected.

New board members, Corinne and Jerah, have agreed to head a social committee. Two other neighbors, Arlene Seldin and Robin Harris, will not be members of the Board, but will help with welcoming new residents when they move in.

OTHER ITEMS

Sidewalks: The condition of the sidewalks on Wildflower and Larkspur was discussed. Residents were advised to contact the town's Transportation Advisory Committee or our District 5 Council members, Ana Devlin Gautier and Bob Hegner.

Halloween: Families of all ages are invited to the Halloween Party at the Ladyslipper cul de sac on Halloween, starting at 5 PM.

Meeting was adjourned at 8:20 PM.

Respectfully Submitted,
Martha Hanner (Acting Secretary)