

City View Lofts Homeowners Association, Inc.
Annual Meeting Minutes
Monday, December 18, 2023 @ 6:00p
Conference Call via Zoom or Unit H

Introductions:

In attendance from City View Lofts HOA: see sign-in sheet
Representing HOA Simple: Kevin Lym

Call to Order: With a quorum being present (20%), the meeting began at 6:06p

Old Business:

1. Notice of Annual Meeting sent to City View Lofts owners on November 29th
2. Minutes of prior meeting reviewed – December 21, 2022 Annual Meeting
 - a. Motion by Jimmy, 2nd by Mike & unanimously approved
3. 2023 Reserve Projects completed:
 - a. Exterior Access Gates; Fire Pump Repairs; Sprinkler Leak in Unit H

HOA Simple Report:

1. Outlined the Balance Sheet & Budget to Actual reports as of November 30, 2023

2024 Budget:

1. Being no owners disapproving, the budget was ratified with a 9% monthly assessment increase
 - a. \$8K projected to transfer to Reserves (less expenses)

Projects / New Business:

1. Discussed Reserve Expense Projects for 2024:
 - a. Replace carpet
 - b. Re-stripe garage surface
 - c. Entry wall tile grouting
 - d. Relocate A trash chute (if possible)

Election of Directors: (1-year term)

4 current Board Members volunteered to remain as follows & were unanimously approved:

1. Jimmy Henderson (I)
2. Brian Cavanaugh (H)
3. Eugene Grib (B)
4. Aaron Graber (E)

Open Forum:

The following items were discussed:

1. Courtyard area was sealed & drains cleaned

Next Meeting and Adjournment: There being no further business, the meeting adjourned at 6:39p