

**Phoebepark HOA Annual Budget Meeting**  
**September 13, 2023 6:30pm**  
**Osprey Club**

**Board Members Present:** Ellen Chambliss, Bruce Steinke,  
Todd Ziegler, Melinda Walsh

**13 Residents Present**

Meeting called to order at 6:33pm

ARC Committee Report: Ellen reported for Howard Hanson. ARC Committee reminds everyone of the importance of submitting the necessary forms for any exterior changes to your villa that you want to make, including tree removal.

Social Committee Report: Nancy Husing reported the dates of the upcoming events planned by the committee.

Halloween - October 31

Veterans Day - November 10

Pre Holiday Christmas Party - December 9

Future announcements will give detailed information as the date approaches.

Meeting Minutes for the meetings on June 14, 2023, August 8, 2023, and August 15, 2023 were approved by the Board.

Ellen reported that there are still glitches with the new landscape company, Brightview. Todd and Ellen are working with them to get the issues resolved.

Violation Inspection: Starting September 15, Angela from Vanguard will be making inspections of the villas. She requests that a Board member accompany her. Violations will be sent to Grand Manor and notices will be sent out from there. Inspections should be conducted every 2-3 months.

The Board had received a request from a resident to place a large container for trash cans on the outside of their villa. This was discussed and denied.

After much discussion about the increased cost of maintaining Phoebe Park, it was agreed that it would be necessary to increase the monthly HOA fee. Both residents and Board members decided an increase of \$15.00/month would ensure that funds will be available for anticipated expenses that may occur in the future. The Board voted to increase the HOA fee to \$260.00 beginning January 2024.

Treasurer, Todd suggested looking into obtaining two \$250,000 six month CD's that will yield no less than 5% interest.

Todd is looking into solar panels for the pool. He will meet with a company on 9-15.

Meeting adjourned at 7:31pm

HOA Secretary,  
*Melinda Walsh*