

SKIPPACK RIDGE BOARD MEETING

09 January 2024 Meeting Minutes

Email: skippackridgehoa@gmail.com

Attendees: Fran Tendall, Casey Pierce, Lisa Gdowik

Community Meeting: Our next community meeting is tentatively scheduled for April 9th at 6pm, location TBD. More information will follow. **NOTE:** All board members are stepping down and all positions will be open for nomination.

Review: The **draft** budget for 2024 is below for your reference.

HOA Dues: Our current operating expenses (electric, insurance, landscaping, etc.) are being increased based on annual review and assessment. In all of America, everything is more expensive this year than in years past. Due to this nationwide trend, we must respond. We have resisted this increase for several years, but we are no longer able to maintain our budget at the current assessment. In fact, in 2023, to cover the rising costs related to maintaining the community, we were forced to transfer over \$5,000 from our reserve account. Our HOA dues pay for maintaining the OPEN common ground. For added clarity, in 2023, each homeowner paid \$575/year which totaled \$29,900 per year. Last year alone, we paid over \$30,000 in landscaping fees to maintain the OPEN common ground. We are currently operating over budget.

Due to these trends, we must increase the HOA annual dues by \$200 for 2024. In an effort to make this increase more manageable we will do this by increasing \$100 in 2024 (\$675 due in March) and another \$100 increase in 2025 bringing the total new assessment to \$775 per household (\$65/month) going forward. We are being conservative and managing at minimal expense to homeowners. An invoice will be sent in the coming weeks and payment will be due in March. Please pay promptly to avoid accruing late fees and liens on your property.

Walking Path: You may have noticed, the large cracks and holes along the walking path were professionally filled and repaired. This was a much-needed repair and important for the safety of our community. Rather than impose a one-time assessment to cover these charges, the board used reserve funds to pay for this service. We will eventually need to replace the path, but it was determined by professionals that that is not required at this time. Please take a walk and enjoy the path.

Sidewalks: Please keep sidewalks clear of trailers and cars!! If your car does not fit securely in your driveway, park it on the street. **DO NOT PARK TRAILERS, CARS, or ANY VEHICLE ON THE SIDEWALK.**

We have received several complaints about homeowners consistently blocking the sidewalk. It is inconsiderate and unfair to the neighbors walking with pets, strollers, and small children. Additionally, please trim tree branches hanging low over the sidewalk. Let's be courteous to our neighbors and create a safe, clear sidewalk.

Speed Limit: The speed limit is posted for the safety of the community. Please remember to drive safely on our streets, and not increase your speed as you get farther down Mountain Top Drive.

Solicitors: Solicitation is not permitted in Skippack Ridge. There is a sign posted at the entrance to our community.

Communication: As a reminder, please do not email or call individual board members. The board works as a team and all questions and/or concerns should be communicated through skippackridgehoa@gmail.com.

HOA Board: Reminder - we are a very hands-off board, whose primary responsibility is to maintain the integrity of the by-laws & manage the budget.

2023 HOA Board Members:

Lisa Gdowik, Interim President

Casey Pierce, Vice President

Frances Tendall, Treasurer

Vacant, Secretary

Sheri Thompson, Advisor