

## SOUTHBRIDGE HOMEOWNER'S ASSOCIATION ANNUAL MEETING

Monday, May 6, 2024

Tierney Park

1. President Ross Maurer called the meeting to order at 6:44pm. SBHOA Members in attendance: Ross Maurer, Michael Hammer, Dan Statz, Jean Herzberg. Excused: Dan Ryan
2. Residents in attendance introductions
3. 2023 minutes were approved. Motion: Gary H. Second: James S.
4. Treasurer Report: Michael reviewed the 2023 budget.
  - A. The SBHOA manages the monies effectively
  - B. Common areas (Southbridge Entrance/Savannah Way common areas) are the major expenses. (snow removal, liability insurance, lawn care) Ross and maybe residents will mow the medians on Savannah Way to save about \$1000 in 2024-2025.
  - C. The income slight increase was due to additional donations by homeowners. Thank you to those that donated.
  - D. THE SBHOA costs are increasing, and concerns about a future shortfall were discussed.
5. Old Business:
  - A. Chicken Coops are not allowed in the SBHOA. Residents can review the Covenants and Bylaws which are listed on the SBHOA website. The SBHOA supersedes any Village ordinances.
  - B. The SBHOA walked the neighborhood to gather signatures a few years ago to move forward with an ARC (Architectural Control Committee) since the entire past ARC resigned. The attempt failed due to a few homeowners not signing the paperwork. If a homeowner wishes to make changes to their home, contact the SBHOA via email. Dan S. will be the contact person from the SBHOA.
  - C. The SBHOA includes 192 homes with 11 different covenants and bylaws. 51% of residents out of each section is required to vote "yes" to make any changes to the bylaws and covenants.
  - D. Dues: Dues are \$25 a year. Discussion was held regarding homeowners that do not pay the annual assessment in a timely manner. The SBHOA will discuss options to gather dues at the next meeting. This topic is revisited each year at the annual meeting.
6. New Business: The SBHOA can approve a special assessment to homeowners. The Entrance/Tierney common area will need improvements in the near future.
7. Election of Board Members: Ross Maurer, Dan Ryan, Dan Statz, Michael Hammer and Jean Herzberg were elected to the 2024-2025 SBHOA Board. Motion: Gary H Second: James S.
8. Adjourned 7:15pm. Motion: Jenny Second: Gary H.

THANK YOU FOR THOSE THAT ATTENDED. PIZZA AND REFRESHMENTS WERE ENJOYED.

