

CHRISTIANNA CONDOMINIUM HOMEOWNER ASSOCIATION  
ANNUAL MEETING MINUTES

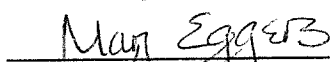
Date: 04/13/24 @ 10:00 am  
Lakeside Community Room

Board Members Present: Marj Eggers, Gordon Cheatum, EllaGrace Brown, Dianna Nance  
Excused Absence: Brandon Welch  
Homeowners: 8 proxies; 10 homeowners

Management Present: Stephanie Guyan, Bookkeeping  
Donna Reynolds, Manager

See sign in sheet for homeowners present.

- I. Meeting called to order at 10:00 am by Marj.
  - A. All Board Members and management were introduced.
- II. Old Business
  - A. President's report given by Marj for 2023.
  - B. Financial report from 2023 given by Stephanie.
    1. Still collecting on carpet assessment.
    2. No deck repairs done last year.
    3. Water overage in 961 A & B due to water leaks.
- III. New Business
  - A. Discussed changes in landscaping and management as landscape maintenance is hired out to Liquigreen.
    1. Spraying contract went from 6 to 2 sprays per season.
  - B. Discussed collection process.
    1. Cannot withhold heating or cooling per law.
  - C. Talked about reserve study. Homeowners cannot do reserve study.
  - D. Discussed assessments vs raising dues and how it is better to raise dues than trying to collect Assessments.
  - E. Roof loan was for an 8 year pay off. There are still another 5 years on the loan. Loans are not tied financially to a co-signer.
  - F. Crawl space inspections added at \$500 per year.
- IV. Homeowner Questions
  - A. Questions regarding who picks up branches if we do not have employees. It was explained by manager that Liquigreen can pickup branches or can hire someone periodically from QuickTemps to do small jobs.
  - B. Asked about getting a map of the property and the irrigation system.
  - C. Asked about responsiveness of Liquigreen.
  - D. Clean-A-Lot will take over 3 dog poop stations on June 1<sup>st</sup>.
- V. Board Member Elections
  - A. Opening on the Board of Directors will be filled by Troy Reynolds. Marj made a motion, Gordon seconded, all in favor (aye), no (nay).
- VI. Meeting adjourned 11:05 am by Marj.

  
Marj Eggers, President/dr