

**PENRITH PARK HOMEOWNERS
ASSOCIATION
ANNUAL HOMEOWNER'S MEETING**

Tuesday, December 13, 2022

6:00 pm

VIA ZOOM

I. CALL TO ORDER

On behalf of the Board, Manager Heidi Brown called the Annual/Budget Meeting of the Owners of the Penrith Park Homeowners Association at 6:03 p.m. The purpose of this meeting was to ratify the 2023 budget.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager Brown disclosed that one-hundred and sixty-two (162) homeowners of record were mailed the meeting notice, agenda on November 21, 2022. All three board members were present, and a quorum was established.

III. APPROVAL OF SEPTEMBER 06, 2022, TRANSITION MEETING MINUTES

Following discussion, upon motion duly made by Director Tyler, seconded by Director Tim, upon vote and unanimously carried, the September 6, 2022, transition minutes.

IV. ACCEPT THE 3RD QTR FINANCIALS

Following discussion, upon motion duly made by Director Tyler, seconded by Director Tim, upon vote and unanimously carried, the 3RD Qtr Financials.

V. BUILDER UPDATE

Manager Heidi Brown announced DR Horton is close to building out anticipating Q1 2023 to be sold out.

VI. EDUCATION

Manager Heidi Brown provided a detail on how to obtain approval for completion of your landscape, backyard fencing, etc.

VII. COMMITTEE UPDATES

Social Committee – Currently the committee is busy putting up holiday lights at the entry of Penrith Park. The committee plans to have holiday caroling and will stop at the homes that are decorated. A gift card will be awarded to the best decorated home, decided by the holiday carolers on Friday, December 16, 2022. Looking to start a landscape committee? Anyone that is interested, please contact Heidi Brown.

VIII. OLD BUSINESS

Backyards – Reminder that homeowners are required to complete their backyards and required to obtain HOA approval.

Lift House Deeded back to Metro District – The lift house was deeded back to the Metro District; therefore, the HOA is no longer financially responsible for this area.

VIII. NEW BUSINESS

IX. RESIDENTS FORUM

- Homeowner asked how long the process for approval to improvements and modifications. Manager Brown responded that they are reviewed for completion and passed on to the committee monthly. Many of the requests are incomplete. You need to submit the request design form, plat plan, and diagram list of materials to be used. Form can be found on the website at www.penrithparkhoa.com
- Homeowner asked how long they should wait for a board member to respond. Manager Brown discussed that all concerns should come through management, and she will handle or forward to board member.
- Many homeowners were upset about the \$25.00 monthly HOA dues increase. The reason for the increase was to cover the costs for 2023 community expenses and to put money as required into the HOA's Reserve Fund. The community was just transitioned in September to the homeowner's and so the costs for managing the property were paid for by the builder DR Horton, not the HOA. It is typical for the builder to provide a low monthly HOA fee at the start of a community; however, the builder is covering the expenses at the property that the HOA is now responsible for as of September 2022. Those funds are placed in the HOAs operating fund, however, to continue that same rate for 2023 was not possible. The Board and Management attempted not to make any increase and it was just not possible. The expenses will be watched closely for 2023, this will be the first year with the HOA responsible for paying the communities expenses and will allow us as a community to know what to expect for 2024.

X. ADJOURNMENT

There being no further business to come before the Board of Directors at this time, upon motion duly made and seconded, the meeting was adjourned at 7:43 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the regular meeting held on December 13, 2022 and were approved by the Board of Directors of the Penrith Park Homeowners Association.

Respectfully Submitted,

President: Tyla G

Secretary for the Meeting: [Signature]