

The Courtyards at Quail Lake Homeowners Association, Inc.

Budget Meeting Minutes
September 17th, 2024

The 2025 Budget Meeting was held in person at Stratmoor Hills Church. The meeting was called to order at 5:30 PM.

Present at the meeting were:

Jim Stroman	President
Janet Marletto	Vice President
Phill Watts	Secretary
Doug Martin	Treasurer
Autumn Clark	Director at Large
Derek Patterson	Property Manager

Mr. Stroman opened the meeting by introducing the Board and RowCal. Mr. Patterson conducted roll call. Five (5) owners were present in person, and eight (8) Directed Proxies were received.

The Board discussed the proposed budget for 2025 and what line items drive the need to increase dues. The historical timeline for insurance renewals from 2022, and the resulting substantial increases in premiums have forced a dues increase twice. Around twenty-six (26) insurance carriers were contacted to bid, with numerous denials or pricing substantially higher than the Farmers renewal for 2024-2025.

A question-and-answer period followed from the members present. The proposed budget is deemed passed in the absence of a veto. A motion was made to approve the budget, which carried 5-0 in favor and had unanimous support from the members present. The dues increase will take effect on January 1, 2025.

There being no further business, the meeting was adjourned at 6:00 PM.



Derek Patterson
Property Manager