

Saxon Homeowners Association, Inc.

January 25, 2024

Minutes of Saxony HOA Board - Held in person

Attendance President - Walter (Sandy) Robbins

Treasurer – Paul Chmielewski

Vice-President/Secretary - Scott Jansen

Manager - David Littler, Peak to Peak Property Management, LLC

Guests - None

Homeowner guests - None

Quorum present - yes

Meeting called to order by President Robbins at 4:00 PM

Action items

1. The minutes of the previous Board meeting (12-14-2023) were rereviewed and approved as written. They will be posted to the Saxony website.
2. The 2023 year end financial reports (01/01/2023 through 12/31/2023) by Peak to Peak Property Management along with the bank statements dated December 31, 2023 were reviewed and accepted as presented. Financial documents posted on the Saxony website will include the balance sheet, profits and losses vs Budget for the current periods, as well as year-to-date.
3. Repairs to East stucco wall were discussed. Additional bids shall be sought for the existing scope and a scaled back scope and the Board shall work toward commencement of work in the spring of 2024.

<http://www.peaktopeakmgt.com/pages/associations/saxony/index.html>

Discussion items:

1. The location of the two detention basins were reviewed and a better understanding of the HOA's responsibility in maintaining those basins was gained.
2. The new Corporate Transparency Act was reviewed and plan in place to ensure that the HOA is in compliance.
3. A proposal from Bourne Consulting for a new reserve study was reviewed. It was determined that the \$3,000 cost was high and additional bids will be sought. The board may consider updating the old study spreadsheet on its own.

The next Board meeting will be scheduled on February 28, 2024 at 4:00pm at Paul Chmielewski's home (9647)

There being no other business the meeting was adjourned at 4:52 PM.

Signed Scott Jansen