

Blossom Hill HOA

Introduction and opening comments

Only have 3 points to bring to the 2024 annual meeting:

1. 2023 **Reserve Study** shows 64 single family units and 24 Duplex/ Townhome, or 88 total? The number of single family units was NOT updated from 2015 from 64 to 74 Units? This difference was only recently noticed?? Net collected Reserve Income was calculated on 64 rather than correct number of homes at 74. Wonder if that calculation would have impacted results?
2. NO **Meeting Notes** for Special HOA Meeting: Reserve Study and Future Association Fee Discussion – Tuesday January 16th at 6:00P??
 - Stan mentioned during special meeting that he didn't understand \$10 per month for snow removal on 6 units? BlossomHillHOA Budget attached to the Annual 2023 Agenda shows \$1,540 - Although only \$720 (6x10x12) collected?? I'm jealous since no walk to shovel or grass to mow at a discounted rate?
3. Finally, **By Laws** question to our management company emailed February 29th remains unanswered - "By Laws of Blossom Hill HOA" clearly states that Roberts Rules shall be used for Conduct of Meetings along with Quorum, Fiscal Year, Fee Change and Documentation requirements, etc.. Unanswered Question to Management Company: how do we compare to the other 9-10 associations that you manage?