

# Blakely Park

**Blakely Park POA  
Annual Meeting of Owners  
Meeting Minutes  
October 10, 2022  
6:00pm  
Location: Zoom Videoconference**

Board Attendees: Chad Branson, JM Snell, & Justin Brydge

Other Attendees: None

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Chad)
  - a. Per the Bylaws, 20% of owners must be represented by proxy or in attendance, which is 3 units. With Chad owning 7 units and Justin owning 1, we have 8 units represented. Quorum has been met.
- 2. Proof of Notice:** Rocktown sent annual meeting notices and proxies via DocuSign to all owners.
- 3. Review and approve of previous meeting minutes from October 7, 2021:** JM motions, Justin seconds, minutes pass as written.
- 4. Financial Review (YTD, September 30<sup>th</sup>):** Through the end of September, we had a total operating income of \$13,535.83 and a total operating expense of \$9,000.30.
  - a. Chad: The goal is to get caught up by 2026 to get where we need to be financially.
- 5. Manager's Report:**
  - a. Bio-Retention Pond
    - i. Rocktown reached out to the City about regular maintenance.
    - ii. JM: Scott Sellers is the designer of the pond.
      1. There were items that needed repair, and these have been taken care of.
    - iii. Justin: Kids have stayed out of the pond since they've been back in school.
  - b. Dues Increase
    - i. Dues were increased in July to \$110/month (\$330/quarter) per the March Board meeting and are scheduled to increase again in July 2023.
      1. We will readdress as we begin the budget process.

# Blakely Park

Blakely Park POA  
Annual Meeting of Owners  
Meeting Minutes  
October 10, 2022  
6:00pm  
Location: Zoom Videoconference

6. **President's Report:** None.
7. **Treasurer's Report:** We are playing catch-up to get where we need to be.
8. **New Business:**
  - a. Justin: Landscape management and snow removal have been good.
  - b. Justin: There are some spots to keep an eye on in the parking lot.
    - i. Patching can be done if needed until it's time to pave.
  - c. Justin: There tend to be issues with trash between transitions for the rental units, but they have been resolved.
  - d. Bernard: The last unit that sold was 46 Blakely in June 2021 for \$175,000, which shows that property values have increased.
9. **Board of Directors Election:** JM motions to re-elect the current Board of Directors, Justin seconds, motion passes.
10. **General comments/questions:** None.
11. **Adjournment:** 6:15pm (Chad)