

**St James Golf Club Homeowners Association, Inc.  
Board of Directors Budget Meeting November 13, 2019**

On November 13, 2019, the HOA Board of Directors Budget Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present except Lynda Pratt. (Gail Logan via phone)

**A Motion was made by Bob Coleman and seconded by Karen Goodman to approve the minutes from the October HOA meeting. Motion carried; all Board Members present approved.**

**Bob Coleman announced to all that the only purpose of this meeting was to discuss/inform Board Members and Homeowners of the changes to our 2020 Budget and to recommend approval at our next Board meeting on November 20, 2019.**

Bob Evans gave a brief and informative narration on why the dues for 2020 must be raised by \$20 per month. Among the items he listed were: a new gate system at a cost of \$40,000+, Street repairs: \$44,000, new computerized 2-wire irrigation system: \$100,000. Bob expressed that our facilities are approaching an age that will require additional repairs and updating and that we must retain a level of funding in our reserves so that we can continue to keep our dues low while preparing for future repairs and thus make sure there is no need for special assessments for large items. Bob Coleman also noted that our HOA insurance with Loomis will increase from \$23,200 to \$26,564 in 2020. We are reviewing options for insurance.

Homeowners asked questions and gave suggestions on the subject of our 2020 Budget. One question asked was 'is this increase enough?' Bob Evans answered that there is no way to predict what the exact amount should be, based on emergencies that arise but the amount arrived at was as accurate as could be based on information anticipated in 2020. A homeowner suggested that we develop a multi-year plan – 5, 10- or 20-year schedule to predict possible HOA dues increases based upon known expense experiences and current contract increases.

**A Motion was made by Bob Coleman and seconded by Tru Hall to approve this Budget at our regular HOA meeting on November 20, 2019. Motion carried; all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Tru Hall to adjourn the meeting at 8:05 PM. Motion carried; all Board Members present approved.**

The next regular HOA meeting will be November 20, 2019.

Respectfully submitted  
Jane Cordisco