

Dominion Ridge HOA

Meeting Minutes

October 28, 2021

- I. Meeting called to order: Alec called the meeting to order at 7:07 p.m.

Those in attendance were Alec Stafford, Mary Mugnier, Bill Kuhn (via Teams), Mike Johns and Jennifer Skinner from IMC. Conducted In-Person and Teams. 9 owners attended.

- II. Approval of Minutes: Mike motions to approve minutes from August 26, 2021 meeting, Mary 2nd the motion, motion carries.

III. Treasurer's Report

- a. IMC went over financials. Mike motions to approve financials for September 2021, Bill 2nd the motion, motion carries.
- b. Board discussed the line items for 2022 Budget. Noted that there are 3 undeveloped lots therefore non-refundable builder deposits cannot be depended upon for income in the budget. Board discussed inflation at 7%. They are anticipating higher costs in next year's contracted services and made adjustments to the budget to accommodate that potential increase in costs. Bill motions to approve the 2022 budget as present with two changes \$17,000 for landscaping contract and \$3,000 for water/sewer, Mike 2nd the motion, motion carries.

IV. Old Business-

- a. Alec stated 2 dead trees were removed from the park.
- b. Alec stated the detention pond drainage pipes were clogging due to debris from Montgomery Oaks. The City of Conroe came and cleaned them out. New channels were dredged to help the flow of water to the pipes.
- c. Park improvements are left with just odds and ends.

V. New Business-

- a. Open Position on Board – Kaylin Booker moved out of the subdivision. Her position is through 2024. The board will look for interested owners to appoint to the open position.
- b. Fowler law firm updated the By-Laws and created ACC guidelines to reflect the applicable property code changes from the 87th Legislative session this year. A copy of each was available for review at the meeting. Bill motions to approve the updated By-Laws and ACC policy, Mike 2nd the motion, motion carries.
- c. Annual Assessment Increase – The board discussed the need to build the reserve account to address future aging items like the fence and front monuments. Additionally they noted that the community needs more landscaping design at the front to give curb appeal to the entrance. The board discussed the maximum \$86 increase (15% of current amount) allowed by the governing documents. If fully collected it would net \$7396. This amount is still low considering the broken monument stones and aging fence on League Line. The board discussed that next year the board could increase an

additional 15% and that would net \$8514 which would still leave the reserves low for costly repairs. The board said that it's possible to ask for an assessment to cover these items at the annual meeting. Bill motions to increase the annual assessment 15% to \$661 for 2022, Mike 2nd the motion, motion carries.

VI. Owner comments-

- a. Discussed the need for street edging by Alamo Lawns. IMC will contact Alamo and request that action be taken every other month.
- b. Discussed a better curb appeal with new landscaping at the front. IMC will obtain estimates for the landscaping installation at the front.
- c. Discussed the condition of the streets. IMC will discuss the post construction repairs needed by the City of Conroe with Bryan Fowler.

Adjournment- meeting adjourned at 8:37 p.m.

Next meeting in December.