

**PARK AVENUE VILLAS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of November 19, 2021**

|                      |                          |                                       |
|----------------------|--------------------------|---------------------------------------|
| <b>PRESENT:</b>      | Tim Golden<br>Kurt Hoeke | Vice President<br>Secretary Treasurer |
| <b>ALSO PRESENT:</b> | Keith Lammey             | Association Manager                   |
| <b>ABSENT:</b>       | Justin Sanderson         | President                             |

**Owners Open Forum**

There were no owners open forum comments.

**Board of Director's Meeting**

The meeting was called to order at 6:05 PM by Keith Lammey, Acting President

**New Business**

**Approval of Minutes**

A **motion** was duly made by Tim Golden and seconded by Kurt Hoeke that the March 20, 2021 Board meeting minutes be approved. *Passed.*

**Association Manager Report**

The Association Manager's report was distributed and discussed. The report included the October 2021 financial reports. The most significant expense variations were discussed and the number and amount of past due receivables noted. The Association Manager explained what was being done regarding the past due account.

A **motion** was duly made by Kurt Hoeke and seconded by Tim Golden that the financial reports through October 2021 be approved as presented, subject to audit. *Passed.*

**Review/Approve 2022 Budget**

The board reviewed the proposed 2022 budget, noting that it was nearly identical to the 2021 budget. As proposed, the common assessments would remain unchanged at \$240 per month per owner. Following some discussion regarding the proposed 2022 budget, a **motion** was duly made by Kurt Hoeke and seconded by Tim Golden to approve the 2022 budget as prepared. *Passed.*

**Confirm Annual Meeting Date/Time – January 15, 2022**

Following a short discussion and checking of calendars, the board agreed that the Annual Meeting should be held on January 15, 2021, at 10 AM and that the meeting would be held via Zoom.

**Old Business**

There was no other business to be discussed.

**Adjournment**

With no further business to come before the Board, a **motion** was duly made by Kurt Hoeke and seconded by Tim Golden to adjourn the meeting at 6:24 PM.