# Duplex Council October Meeting Minutes October 19 2021

## Attendees:

• Host: Peter D.

- Directors: Tom Schuck, Milna Rosario, and Roland Bernier (Director-Elect)
- Unit Owners: Lynn A. Debbie and Earl L, John K, Barb D, Susan C.

### Meeting Opened at 7:05pm.

Roland reported that there was no outstanding old business.

## Financial report.

Tom began by showing a picture of a extremely rotten deck board, to remind all unit owners to call Elite whenever they see signs of rot on their docks. All Decks will be replaced between 2022 and 2024, but until then, all deck staining will cease.

Based on the list of future projects that our Reserve Study Engineers identified in their 2019 report (Exhibit A, attached), there are two recommendations on how we should best prepare the community to save up for these items. Note: Planning for an assessment to pay for planed expenses is NOT an option.

- Option 1. The US Standard Accountancy Approach ("Accounting") of an on all goods and services of inflation rate of exactly 3% compounded annually.
- Option 2. A conservative approach, recognizing the shortages created by the current pandemic and global warming, of not less than 3.4% compounded annually. This value should be revisited annually to determine if new resources can improve the conservative number.

Tom then provided a 10-year projected Home Owners Fee schedule based on the Accounting approach and the Conservative Approach (Exhibit B Attached).

Tom then notified all present that at the November 16, 7pm Duplex Council Meeting, only those present at the meeting, by Zoom or by phone shall vote on 2022 HOA fee, simple majority carries.

The vote will be this: Shall we adapt the lower Accounting approach HOA Fee for 2022 of \$412 per month, or shall we adapt the higher Conservative approach HOA Fee for 2022 of \$420 per month?

#### **Unit Owners Forum**

- 1. Milna opened the floor to Owner Forum
- 2. John mentioned that based on the financial information presented, that he would support and recommend the conservative approach.
  - a. Tom replied that are several persons who support the conservative approach, although Tom still personally supports the Accounting approach.
- 3. Roland asked about upcoming Tree work for 2022, and that he has a dead tree in his yard. Roland mentioned a free resource for autopsy the tree to determine what killed it, and asked what steps we would have to take to use that resource.
  - a. Tom replied that he felt was best to wait until Roland was on the board in 2022, and then He, Milna and Tom could vote and inform Elite of their decision to use a free outside service (if available). The other opportunity is ask Evergreen Tree to autopsy the tree
- Team reminded unit owners that all tree work in the spring would be elective, but require pre-registration of problem trees with requests and pictures sent to Elite (CC Duplex Directors).
- 5. Members stated that the financial presentation provided at this meeting was sufficient for them to understand the reasons and make an informed decision. This was also the response at the Oct 4 Budget Workshop.

#### Exhibit "A" Projects and Timelines:

			Project																							1						
_	Date		Cost																													
Project	Range	Base Cost	(Inflation)	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Decks	2022-2024	\$775,500	\$822,968																													
Roofs	2032-2035	\$937,023	\$1,363,480																													
Gutters	2032-2035	\$74,400	\$108,261																													
Downspouts	2032-2035	\$265,680	\$386,596																													
Siding	2045-2047	\$1,545,600	\$3,334,198																													
Light Poles and Fixtures	2048-2049	\$50,000	\$114,396																													
Asphalt Street	2037-2039	\$713,945	\$1,180,386																													
Concrete Sidewalks	2037-2042	\$77,000	\$135,256																													
Chain Link Fencing	2030-2030	\$10,313	\$13,456																													
Timber Guardrails	2038-2038	\$9,000	\$14,876																													
Mailboxes	2034-2037	\$14,000	\$21,850																												$\square$	
Vinyl Railing (units with)	2047-2047	\$33,000	\$71,168																													
Retaining Wall	2047-2047	\$7,000	\$15,096																												$\square$	

- Base Cost: Estimated cost at today's value
- Projected Cost: Actual expense at year when work is done.
- Note: there is no difference between black and blue lines, they were presented only for eye-ease.

Bala	nce in Reserv	ve Funds	Home Owners Fee							
Year	Conserv	Accounting	Year	Conserv	Accounting					
2021	\$601,416	\$601,416	2021	\$400	\$400					
2022	\$431,850	\$432,884	2022	\$420	\$412					
2023	\$271,204	\$262,532	2023	\$440	\$427					
2024	\$113,633	\$88,844	2024	\$463	\$442					
2025	\$253,965	\$202,191	2025	\$486	\$457					
2026	\$411,833	\$328,764	2026	\$511	\$477					
2027	\$587,047	\$468,419	2027	\$536	\$497					
2028	\$781,600	\$620,997	2028	\$563	\$517					
2029	\$995,308	<b>\$786,325</b>	2029	\$590	\$537					
2030	\$1,214,020	\$950,771	2030	\$617	\$557					
2031	\$1,467,417	\$1,146,406	2031	\$646	\$582					
2032	\$1,741,512	\$770,523	2032	\$675	\$607					

#### Exhibit "B": Reserve Fund Balance and 10 year Home Owners Fees

Right grid shows home owners fee for years 2022 through 2032. For the Conservative approach, the 2022 value starts at \$420 and the projected 2032 future value is \$675. For the Accounting approach, the 2022 value \$412 and the projected 2032 future value is \$607