Duplex and Townhome Minutes – March 10, 2026
Start: 7:02 PM

Board Members Present:
Beth Holcomb
Ken Laliberte

Discussion for the need to pay HOA fees:

- With the new system, Unit Owners, originally were not given enough notice to transition to the system. Unfortunately, 6 months later, there are still Unit Owners that have not paid their HOA fees, which is impacting our reserve balance.
- We all know HOA fees pay for snow removal, gutter repairs, etc. It is the responsibility of every Unit Owner to pay their HOA fees on time.
- If you are having issues setting up your new account or have a neighbor that is contact Elite.
- Until you can get on the system, write a check to pay HOA fees.
- Remember, if you haven't done it already, go into your account and change the amount to $522 for Duplex.

Financial Discussion:

Duplex has kept its planned expenditures fairly flat 2025 budget of $380,720 compared to 2026 of $392,320, 3% increase.

$34 HOA Duplex Increase 2026 for a total of **$522**

The proposed increase in HOA fees is $34, a 7% increase over last year.
Comprised of:

- Cover insurance increase $4.50/13%
- Cover Operating Expenses $6.00/18%
- To Conservancy $9.00/26%
- Addition to Reserve $14.50/43%

How are my HOA fees being spent? $522

29%- Butler
27%-Insurance
22%-Reserves

Duplex Reserve Balance as of December 31, 2025 -$147,289

Ken discussed the need to keep an eye on reserves and future expenditures. Possibly added to the future expenditures is the need for chimney caps to avoid leaking issues with the chimneys.

Linda Pearrell was appointed as a third Board member for Duplex.