

**GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS**

**MINUTES OF SPECIAL MEETING
2017 HUNTERS GREEN BUDGET OPEN HEARING
SEPTEMBER 13, 2016**

1. **CALL TO ORDER.** The President called the meeting to order at 6:45 and the following Board members were present or accounted for:

Mike Richardson	President	Present
Robert Fitch	Vice President	Present
Warren Smith	Sec/Treasurer	Present
John Sewell	Member	Present
Melissa Friel	Member	Present
Dorothy Strong	Member	Present
Geoff Riehl	Member	Absent, Proxy to Mr. Richardson
Amber Ealy	Member	Present
Scott Bill	Member	Present

Let the record reflect that there were no representatives from Hunters Green at the Hearing.

2. **NEW BUSINESS.** Mr. Odom briefed the proposed 2017 Maintenance Budget for Hunters Green. Specifics included:

- a. The Reserve Study calls for a \$138 increase in the annual reserve allotment to \$5,895.
- b. Bank balances as of August 31, 2016 are as follows: Checking: \$8,529.81; Reserve: \$21,715.01
- c. Proposed 2017 Capital Expenditures:

Line 1007 Tree Work/Trimming	\$ 600.00
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- d. Long Range Projections (major capital expenditures)

2018: \$22,277 Asphalt for parking lot	
\$ 619 Curb & Gutter	
\$ 1,248 Sidewalk repair	
\$ 600 Tree Work	
- e. The maintenance budget below assumes no increase in the monthly maintenance assessment (remains at \$86.76). Most services contracts remain at the same cost; however, landscaping increased by \$250.33/month and the admin fee rose by 10.27/month. Bottom line budget figures are as follows:

Budgeted Annual Income:	\$18,752.16
Budgeted Annual Expenses:	\$11,891.61
Budgeted Net Income:	\$ 6,860.55
Allotment for future repairs	\$ 5,895.00
Budgeted Residual Net Income:	\$ 965.55 (covers .93 non-payers/mo)
- f. Proposed addition to the Reserve Study: Project to fix erosion and drainage behind the unit. The Board agreed to pursue this.

3. **ADJOURNMENT.** There were no questions or comments and the meeting adjourned at 6:55.