



## Austin Oaks Community Meeting

**Meeting Date:** April 3rd, 2025

**Meeting Place:** Lion's Club, Moscow Mills

**Meeting Time:** called to order @ 6:04, adjourned @ 6:57 pm.

**Attendees:** Christine Shoemaker, Jim Brogan, Sean Walter, and 15 residents.

**Meeting Objective:** Annual HOA budget proposal

**\*NOTE: WE HAVE A NEW MAILING ADDRESS FOR ALL CORRESPONDENCE, PAYMENTS, AND FOR ALL AUSTIN OAKS HOA-RELATED MATTERS:**

Austin Oaks Homeowners Association

PO Box 52

Moscow Mills, MO 63362

### Old Business:

1. Past due assessments as of 3/30/25: **\$4,758.35**
  - a. Board members have been working endlessly to close this gap. The residual shortfall of those not paying has caused significant financial burden; the Board expressed the only legal pathway for recovering these funds is through liens. As of now, we've placed liens on our biggest account balances owed. Thus far, the Board has paid for all of this out-of-pocket, and as more funds become available, all delinquent homes will have liens placed on them, probably by late summer. It's imperative that any and all who are in this position take the paying of annual assessments very seriously, and we are committed to this.

### New Business:

1. Transition to a fully self managed HOA.
  - a. The Board has dropped all paid services other than those on the proposed agenda (see attached). This was the only way for us to stop the expenditures, as we are running a residual deficit at this point.
2. Proposed budget
  - a. The line items are our projected costs. Please look at it carefully. One thing to note is that cost increases happen quite rapidly at times—for example our

insurance policy tripled this year from last, and we must have more expendable income for the long-term solvency of our finances.

3. Proposed annual assessment increase, ballot process
  - a. The Board proposes an annual assessment increase to \$200. Ballots were handed out to each address in attendance. Board members will be taping hard copies of our budget and ballots to front doors this weekend for those who did not attend. (Note: we do this to save the community roughly \$250 per mailing, as we've done in the past.)
  - b. Ballots are due back (either emailed, hand delivered to a Board member, or through mailing your ballot in no later than May 1st. Per our recorded indentures, a simple majority of those who vote is required to pass this measure.
4. Fountains/pond beautification
  - a. Many expressed interest that, should our finances improve (ideally with an increased annual assessment) that we prioritize improving the aesthetic and health of our basins. This is something the Board has researched a great deal already. Improving them at this point, though, simply cannot take priority. When things improve, we are committed to informing the community as to the options, costs, pros/cons of various options regarding our basins.
5. Meeting was adjourned @ 6:57 pm.

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