

2025 DUFFERIN PARK HOMEOWNERS ASSOCIATION

Annual Meeting 2-20-25 Minutes

1. Roll Call and Quorum Verification (10% or 36 homeowners)
 - a. Quorum established at 37 (12 in person, 25 by proxy)
 - b. Call to order – 6:33
 - c. Board: Hawks, Goettl, Krob, Wireman
 - d. AO – Becker, Doffing
2. Annual Report 2024
 - a. December 2024 Financial Report
 - b. Certificate of Insurance
 - c. Balance as of December 31st, 2024, of the total unpaid assessments (approx 6k).
3. Board Reports
 - a. President's Report

See link

https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdocs.google.com%2Fpresentation%2Fd%2F10JQB5_lcyz2HVX3GS82MWWaErxxEC7iD%2Fedit%23slide%3Did.p1&data=05%7C02%7CEdward.Goettl%40optimus-steelusa.com%7C422431066d114812c79808dd5228ba63%7C0bd5d34870a74e0192d1818e0e836823%7C1%7C0%7C638757057086375897%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWU%3D%3D%7C0%7C%7C%7C&sdata=MvbdUWWWTxb6VfGe2K6kdvkz5agrDuExJXjccOOgWT0%3D&reserved=0

- i. 404 homes in HOA now. Covenant dates are on our website. Association currently has 5 monuments, 7 cul-de-sacs, 1 common area, 1 common corner.
 - ii. Benefits of HOA discussed, Association One website/portal reviewed. HOA website also reviewed. Will eventually be 88 homes and three additions in 2028.
 - iii. Question from homeowner about dues at sale of home. They must be paid at closing.
 - b. Secretary's Report
 - i. Annual Meeting Minutes – February 22, 2024. Minutes approved as written.
 - c. Treasurer's Report
 - i. December 2024 Financial Report
 - ii. \$61.40k in checking, \$34.4k replacement cash reserve, \$7.8k 2024 net income, total liabilities and equity \$101.59k.
4. Nomination Bio's
 - a. Rich Wireman introduced himself and his background as newly retired and a CPA and has always been active in his community. He was a non-voting member for the last year.
5. Ballot

- a. No nominations from the floor.
 - b. Declared vote by acclamation. Wireman accepted 3-year position.
 - c. Hien Ngo – for the one-year term.
6. 2025 Annual Assessment Giveaway – Must be present at meeting to win. 8685 was the winner. A new homeowner won. Welcome!
7. Open discussion:
 - a. Homeowner asked about the monuments when they are out of the Association. We did a special assessment vote to raise funds to cover the full removal and transition back to natural landscape (e.g. grass) that failed (in case no additions voted to remain part of the HOA), but that vote narrowly failed. Due to this and the covenant amendment process, it was communicated to homeowners in advance of and during the vote that any homeowner that has a monument on their property who will no longer be part of the HOA post-expiration date becomes the owner of said monument.
 - b. Dufferin and River Oak Drive monument, a board or two on the east side monument was suggested to be repaired. The homeowner close to it (not on his property) is willing to repair. He was asked to email HOA for next steps.
 - c. Island monument area (Center Island Dufferin Drive at Riverwood Drive) had diseased ash trees cut down by the city. HOA does minimal maintenance work on this, and technically does not have the responsibility to maintain it, but we do as a "primary" monument coming into the HOA from that direction.
8. Adjourn, 7:15pm.