

PO BOX 2371  
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## Annual HOA Meeting:

**Date:** 8 February 2025 **Time:** 11:12 am **Location:** Playground on Warwick

1. Roll Call of Officers: Kristen Tucker – current sole HOA Board member in attendance.

Members Present:	Richard Bell	Becky Bell	Diane Garner
Bailey Cox	Geoffrey Miller	Sandy Harvey	Rick Harvey
Mike Kvist	Nancy Barfield	Joseph Fisher	Barbara Sayer

2. **Resignation of Treasurer**

Kristen Tucker formally announced her resignation as Treasurer of the HOA, effective immediately at the conclusion of the meeting. This decision was previously communicated to the community via a Facebook post on February 1, 2025.

3. **Financial Report**

Kristen presented a summary of HOA activities for calendar years 2023 and 2024. She also provided a Profit and Loss Statement for the period of January through December 2024. (attached)

4. **Interim Board Members**

At the conclusion of the meeting, three individuals volunteered to serve as interim board members:

- o Richard Bell
- o Becky Bell
- o Diane Garner

**Note:** On February 9, 2025, Richard and Becky met with Jennipher Jackson, who had previously expressed interest via Facebook but was unable to attend the meeting. Jennipher Jackson has since joined as the fourth interim board member.

5. **Handover of Materials**

Kristen returned one post office box key and a bank deposit bag. The bag contained envelopes and deposit receipts dated 2022, 2023, and 2024. No contents were pertinent to 2025.

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### Additional Items for Discussion:

- **Next Meeting & Board Elections:**

A follow-up HOA meeting will be scheduled to nominate and vote on permanent board members. The targeted date for the next meeting is March 15, 2025.

- **Beautification/Landscaping**

No current contract with Til Valhalla (Mike Kvist), bidding for services requires review.

- **Liability Insurance**  
Confirmation of current liability insurance coverage is needed.
- **Property Taxes**  
Are they current?
- **Outstanding debts**  
What other expenses are due/coming due?

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**Minutes Prepared by:** Becky Bell, Interim Board Member

## GL-LB-BAR HOA Inc

## Profit and Loss

January - December 2024

HOA meeting -  
Feb 9/2025  
9 people  
present

	TOTAL
Income	
Annual Dues	13,300.01
Donations	2,837.94
Service/Fee Income	185.00
<b>Total Income</b>	<b>\$16,322.95</b>
<b>GROSS PROFIT</b>	<b>\$16,322.95</b>
Expenses	
Annual Registration	30.00
Bank Charges	256.14
Contract Labor	800.00
Liability Insurance	728.50
Office Supplies	266.08
Postage	248.00
Property Tax	456.97
Repairs & Maintenance	4,290.97
Landscaping	4,953.00
Playground Mulch	3,868.71
<b>Total Repairs &amp; Maintenance</b>	<b>13,112.68</b>
Software	424.58
<b>Total Expenses</b>	<b>\$16,322.95</b>
NET OPERATING INCOME	\$0.00
NET INCOME	\$0.00