

2023 - Year in Review

- After getting 3 separate bids, we changed our insurance carrier to Farmers. Based on their requirements we increased both the number and size of our pond signs.**
- Based on our Covenants, 2 Board members (McKelvie/Jacobsen), along with Curt Wick were appointed to the ARC. Four home plans were approved and 2 are currently under construction. There is a potential for 2-3 other new homes for 2024.**
- Finances: 1) Expanded our CD Ladder to 3 CDs and are currently moving all of our excess funds to Vanguard Financial. The goal is to have all our excess funds grow. 2) Based on continuing increases in our operating costs, the decision was made to increase our annual dues to \$745. 3) Foreclosed on Lot #6 and then sold the property for \$32,000. We netted around \$28,000 which recovered all our past due taxes, legal, maintenance, and annual dues costs.**
- Pond Maintenance: With the intent of reducing future costs, the decision was made to use McGinty to remove and then spray all invasive woodies on all**

of our ponds. This \$15,000 expenditure was recently completed. The decision was also made to do quarterly maintenance on all invasive species using a firm called Bedrock. This approach should keep our ponds in good shape.

- Tree Replacements: Parcel 5 warranty replacement; Removal of Stumps by South entrance; Tree replacement by Wells property.**
- Christmas lights: Went out for 3 bids, Replaced lights and vendor for future savings.**