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| Chateau Walk  Homeowners  Association |  |  |  |
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Annual Meeting Minutes

FY 2024 Budget

November 6, 2023

President Gary LaRue, at 7:30 pm, called the annual meeting to order. Board members Keitra Osborne, and Gary LaRue were present. The president took the role, and a quorum of homeowners was present for the annual meeting, certified by the board.

1. **August 2023 financial review**
   1. The president performed a financial statement review with the homeowners present. The cash position is at $138,141. Discussion was held on extraordinary pool house repairs due to December freeze. The president called for a vote to accept the 2023 financial statements. The vote was unanimous in accepting the 2023 financial statements.
2. **2024 Budget**
   1. President presented the budget for 2024. The board is asking for a $10.00 increase or 1.7% in the association dues to $6000.00 for 2024. A discussion was held with the homeowners regarding improvements and plans for 2024. The president called for a vote on the 2024 assessment of $600.00. A unanimous voice vote approved the assessment.
3. **Tennis Court Update**
   1. Tennis courts are complete and are an excellent addition to the neighborhood amenities.
4. **Martha’s Vineyard Assessment**
   1. The president presented the amenities assessment for Martha’s Vineyard. The assessment is increasing to $555.00. At this time, we only assess 30 units; however, effective January 1, 2025, all 40 units will be assessed under the new agreement.
5. **Election of New Board Seat**
   1. One seat is up for election. Steve Zirkle agreed to serve a three-year term. The board nominated Steve No additional candidates were presented at the annual meeting to fill the new three-year term. A vote was called and Steve Zirkle was elected to serve a three-year term by unanimous voice vote.
6. **Open Discussion**
   1. An open discussion was held on street renovations, speeding cars, speed bumps and other topics. No additional actions were taken at the meeting.

The president then called the meeting to a close at 8:30 pm.