

# North Tarrant Parkway Homeowners Association

## 2023 ANNUAL MEETING

November 16, 2023 | 7:00 p.m. | NRH Fire Station 1

### MINUTES

Meeting called to order at 7:00 p.m.

#### Treasurer Report:

- Current Balance \$20K, by end of year will be \$18K
- 37% of our budget is spent on operating expenses, 18% administrative costs
- Insurance costs have gone up quite a bit. Flexible costs and misc. have gone down.
- There are 3 homeowners that have outstanding dues. Multiple attempts to collect have been made by the Treasurer.
- HOA charges \$275 for Resale Certificates which is industry average. (Texas Law caps at \$350)

#### Architectural Committee:

- Only 4 requests this year. It is a very easy process. Homeowner's upload plans on our website. Goal is to respond with approval/denial within a week. All requests were approved this year.

#### Business Report:

- Jennifer and Natalie reviewed 2023 expenses on budget printout.
- Discussed current website costs and the research done by Kathy. She found a lower website plan at a cost of \$192 per year which will save the HOA \$150 per year.
- Newsletter is made with free version of MailChimp.
- We did Welcome Baskets to each new neighbor that moved in. Tried to keep a budget of \$30 but \$50 is the reality - motion to approve by Teresa and all presented voted Aye, motion approved.
- Due to increasing costs of basic operating costs and inflation, discussed increasing annual dues by \$20 to \$120 yr. to keep pace. Voted and passed with majority of 17 in attendance.
  - Late fee is \$20 if paid after last day of February.
  - HOA Bylaws allow interest 10% per annum beginning 30 days after that.
  - The treasurer will continue to work to enforce these fees.
- We have the Zelle feature to pay and QR code is on the upper right of our webpage.
- After all questions were answered, the 2024 budget was voted on and approved.

### Social Committee:

- Upcoming Toys for Tots event Saturday December 9<sup>th</sup>.
  - Discussed: hot cocoa, hayride to see Christmas lights, raffle ticket for each toy donated for a gift card drawing.
  - Looking for hay on clearance for hayride.
- 2024 Events:
  - Community Garage Sale, Yard of the Month and 4<sup>th</sup> of July Flags at mailboxes will continue.
  - Moving block party to Fall Chili Cookoff to coincide with National Night Out. This will replace the summer block party and will save money as a waterslide rental will not be needed.
  - Pumpkin Decorating Contest, Toys for Tots Hayride and Welcome Baskets for new homeowners will continue.

### Open Forum:

- A storage unit will be rented to keep all HOA items for decorating and socials etc. Will allow us to move all items from neighbor's homes and garages to central location. Inventory will be done on all items and then moved to storage.

Meeting adjourned at 8:20 p.m.