

**Communities of Chastain Glen
HOA Board of Directors
June 24, 2021**

Present:	Biraj Dhakal	JoAnn Bachman
	John Markendorf	Ashish Parikh
	Scott Mazur	Steve Kremer

Meeting at 6:30PM at the Glen Pavilion

- The meeting was called to order at 6:30pm.

- Steve and JoAnn are reviewing our financials with CMA and will continue to audit them.

- The new umbrellas were installed at both pools (4 at each).

- Biraj presented his Long-Range Budget Plan to the Board. This includes budgeting money to replace big items such as the fencing around all 3 neighborhoods and could include other items and unplanned emergency expenses. John made a motion to budget at 1/5, per Biraj's figures, for next year. Ashish seconded, and the Board voted unanimously to approve this.

- The Board discussed increasing the HOA annual dues. The by-laws allow for an increase of 5% each year. There was also discussion around doing this to reach the \$500 threshold to be able to submit late or 'no pay' households to collections. Steve made a motion to increase the dues by 5% next year. John seconded, and the Board voted unanimously to approve.

- The next regular Board meeting will be held on July 24th.

- The meeting adjourned at 7:30pm.