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| Chateau Walk  Homeowners  Association |  |  |  |
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Neighborhood News

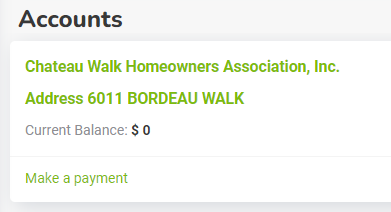
December 2022

**Minutes from the Chateau Walk HOA Annual Meeting held Wednesday, November 9, at 7:00 pm.** We had an excellent turnout at the annual meeting of the association. The following are the minutes of the meeting.

President Gary LaRue, at 7:00 pm, called the annual meeting to order. Board members Keitra Osborne, Meredith Hawks, 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 2022 financial review
   1. The president performed a financial statement review with the homeowners present. The cash position is at $177,141. The president called for a vote to accept the 2022 financial statements. The vote was unanimous in accepting the 2022 financial statements.
2. 2023 Budget
   1. President presented the budget for 2023. The board is asking for a $15.00 increase or 2.5% in the association dues to $590.00 for 2023. The board also agreed to a $10.00 increase in 2024. That will set the association dues at $600.00 in 2024. The board will then assess the need for additional increases, if any, at that time. A discussion was held with the homeowners regarding improvements and plans for 2023. The president called for a vote on the 2023 assessment of $590.00. 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 $504.00. The planned assessment for 2024 will increase to $531.00. At this time, we only assess 28 units; however, effective January 1, 2025, all 40 units will be assessed under the new agreement. The Martha’s Vineyard assessment will increase from $14,113 in 2023 to over $21,000 in 2025.
5. Election of New Board Seat
   1. One seat is up for election. Keitra Osborn agreed to serve an additional three-year term. The board nominated Keitra. No additional candidates were presented at the annual meeting to fill the new three-year term. A vote was called, and Keitra Osborn was elected to serve a new three-year term by unanimous voice vote.
6. Open Discussion
   1. An open discussion was held on street renovations and the front vacant lot. No additional actions were taken at the meeting.

**Payment of 2023 Dues** To reduce mailing and printing costs, the association will NOT send out coupons or statement reminders. If you have a balance from 2022, you will see the 2023 assessment on your account on January 1, 2023. The payment of your 2022 assessment plus the 2023 assessment is due on January 15, 2023. If you do not have a balance from 2022, then you will see the 2023 assessment on your account on March 1, 2023. That assessment is due May 1, 2023, and is late if any balance remains after May 10, 2023. You can always check your balance at <https://homeside.cincwebaxis.com/> Go to Account Information and click the link to TownSq.



**News Goes Digital** Beginning with this issue, we will distribute the Neighborhood News digitally. If you want the monthly newsletter, please email [gary.larue@gmail.com](mailto:gary.larue@gmail.com), and we will update the distribution list. We will also publish the Neighborhood Newsletter on the [www.ChateauWalk.com](http://www.ChateauWalk.com) splash page.

**Street Repaving**, The paving of Vineyard Way and Bordeau Walk is complete. We requested the addition of stop lines at all stop signs, stop ahead signs, and children at play signs at the playground.

Thanks for being great neighbors,

Chateau Walk HOA Board

Merideth Hawks, Keitra Osborne, and Gary LaRue