

Diamond Head Owners Association Inc.

Executive Budget Meeting

November 1, 2022

The meeting was called to order at 6:07 P.M. via Zoom the Board President.

Board Members Present: All via Zoom Dixie Pape, Mary Brennan, Myrna Hickman John Arce and Mike Dunlop.

Present Victoria Galvan, Galvan Neighborhood Management Company

Proposed budget was emailed to the board for review. After review/discussion, Budget for 2023 as proposed was Approved.

- Assessments will be raised by 10% in January 2023.
- Contractor will be hired after the first of the year who will work closely with management & at least Mary to start sprucing up the property. He will be given specific jobs and amounts per job that the association will pay. Line item on budget for Contracted Improvement Labor & Material. Some of the repairs this person will be doing will come out of different line items.
- New Pool Contract will be \$385.00 for 1 day a week service for months when pool is not in use or very little use. When more residents start using the pool and the temperature increase, the service for 2 times a week will be \$435.00. Chemicals are included in these prices.

The pool gate closure is being repaired. Once completed, the gate will automatically close and lock.

Cameras were purchased by Dixie and Mary (who were reimbursed) and installed on Dixie's unit to face the dumpster and front area where dogs are walked and on Mary's unit to face the carport and fence-line. Other cameras locations were discussed, but no locations confirmed.

The board discussed having the tree at the stairs by building E leading to the carports removed. GNMC will get with the landscaping company to discuss removal of this tree and other bushes around the property. Before the landscapers cut any, they need to get with Dixie. Another concern is the branches and leaves being blown into the patios, GNMC will discuss this with the landscapers along with reviewing the contract for changes

There is a gutter that needs to be re-attached at building A. Jon offered to re-attach.

Since the website will have the capability to add information and notices, the board decided not to contract out for a newsletter. It was also discussed having the owners and tenants registered on the website in order to gain access to certain sections. If a tenant registers for the website access, if the association does not have a copy of the lease, then they will be denied until a lease is provided. Same will go for owners who do not live on property. The plan is to have the website completely set up and running before the end of the year.

Air BNB's were reviewed. First notices went out, Victoria and Mary will work together if 2nd and/or 3rd notices need to be sent.

Next Board Meeting: TBD after the first of the year.

Meeting adjourned 7:44 pm

Submitted by,

Victoria Galvan
Galvan Neighborhood Management Company