

**Noble Firs Homeowners Association**  
**Board Meeting Minutes**  
**October 10, 2024 7:00 pm**

**Call to order:** 7:02 pm by Judith Rickard, President

**Attendance:**

Board members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens (via zoom / then ~ 8:30 in person)

**Guests:** Graham Horgdal (Quorum), Sara Clark, Georgia Ann Kumor, Tina Roush

Approval of Sept. 12, 2024 minutes: Motion made, seconded, approved unanimously.

Open comment period for residents: No requests

**Reports**

**Treasurer's Report - Barbara Peterson**

*All financials are as of September 30, 2024*

Our net assets of \$678,069 are composed of Operating Cash (\$80,890), Reserves (\$596,608), and Social (\$571).

Reserves include insurance, CD, and cash reserves. CD interest of ~\$2,200 is not yet recorded.

Income: **Dues** is short four months of contribution by each of two owners, though one caught up in early October.

Expenses: Of particular note: **Plumbing** repairs for L6 to L4 waste pipe (\$2087) and C3 – C4 kitchen drain pipe (\$3531) and **Interior Repairs** totaling \$18,796 for restoration work on C1, C3, C4, J2 and L4. Both

accounts now exceed their budget. Many completed repairs have invoices yet to be sent while other repairs are awaiting bids. Remaining accounts are as anticipated.

Coming soon: October tax payments on our 12 parking spaces (~\$ 220 each), U.S. Bank CD maturity on November 19<sup>th</sup>, and November 21 HOA vote on proposed 2025 budget.

**Old Business** - none

**New Business**

Review and action on D2 kitchen renovation: Board approved.

2025 budget presentation and vote:

Judith provided an overview of the decisions needed tonight:

1. Decide on a 2025 budget, including dues effective 1/1/2025.  
Balance expenses to income and dues.
2. Decide on how to handle what is estimated to be the year-end *minimum* \$70,000 shortfall (drawn from reserves)  
Options to recoup shortfall/replenish reserves:
  - a. Special assessment (SA) included as an adjunct to the budget approved tonight
  - b. Recoup estimated shortfall via an add-on to the regular dues increase in tonight's 2025 budget
  - c. \*Take no action now and pass a supplemental budget at the beginning of next year with a SA to repay the exact amount taken from reserves as of the end of 2024.

\*The last choice would also be informed by an updated reserve study. (see below – under discussion)

**Discussion:**

The main culprits to putting us way over budget for 2024:  
Plumbing repairs (up to ~ \$9885 over budget)

Interior restoration (up to ~ \$86,956 over budget)

In addition, for 2025 our insurer, American Family, is getting out of the condo insurance business. All indications point to very large premium increases. Unknown amount until 90 days before renewal mid-April for July renewal).

And, we hope to have an updated Reserve Study before the end of the year that will give us an indication of anticipated upcoming expenses along with the recommended Reserves funding (for financial health). (The Reserve Study, non-invasive, is not expected until the end of November.)

Lengthy discussion of the pros and cons regarding the various approaches to balancing the budget, replenishing the Reserves amount withdrawn in 2024, and building the Reserves up to a minimum acceptable. (outlined above – a,b,c)

Consensus: Pass a budget for 2025 that raises dues to adequately cover projected expenses (inflation and other known cost increases) and wait until next year to make a decision on a Special Assessment to after we have final actual 2024 expenses and Reserve Study recommendation.

Motion to adopt 2025 budget as presented\* with 7% dues increase effective 1-1-25. Seconded. Passed unanimously.

### **President's update**

N3 delinquent dues have been paid

Motion to adjourn 9:18 pm. Seconded and passed unanimously.

Submitted by  
Nancy Cornwell  
Secretary