



TALLPINES CONDOMINIUM ASSOCIATION, INC.

Minutes of November 13, 2024 Budget Ratification Meeting

CALL TO ORDER – 6:00 P.M. at the Clubhouse

1. ROLL CALL

Amy Wagner – present

Elizabeth Sweeney – LCM Property Manager – present

Five owners present

2. 2024 BUDGET

A. 10% Increase in monthly Assessments

B. Discuss Budget.

1. Breakdown of some of the monthly costs per *average* unit assessment of \$365:

Insurance \$105/month

Reserves \$88/month.

Utilities \$68/ month

Other Utilities \$14/ month

Total Grounds/Landscaping & Snow Removal \$36/month

Building Expenses \$25/month

Employees plus Payroll Processing \$22/month

Other Admin \$18/month

Pool & Clubhouse \$3/month

Reserves are your savings to pay for painting, sewer repairs, drainage, paving, concrete, mailboxes, other non-monthly expenses.

Questions from owners present were answered.

Topics: trash, dog waste, salaries, woodpeckers, landscaping, old tennis court

C. Ratify the Board approved and balanced budget. Five owners present. Budget is ratified.

3. ADJOURNMENT – Adjourned at 6:58pm