**Introduction of Board Members and Officers**:

Officers: Joyce Venker, President; Nick Golden, Vice-President; Al Juston, Treasurer

Section I Directors: June Davisson, Jim Jeffcoat

Section II-III Directors: Lisa Guinn, Connie Harmon, Bob Trpkosh, Denny Hahn

RV Section: Darrill Burgett, Todd Rau

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

**New Homeowners**: None present

**Secretary’s Report**: Motion made to approve the December 19, 2022 Homeowners’ Meeting minutes as read. Motion seconded and passed.

**Treasurer’s Report**:

General Fund:

* + Total Funds Available: $319,012 (of which $89819.00 are dues collected for 2023)
	+ Remaining Encumbered Fund: $111,096
	+ Net Operating Funds Available: $207,916
	+ YTD Income: $456,936
	+ YTD Expenditures: $413,814
	+ Net Income YTD: $43,122

 Activity Fund: $83,645

 Rental Property: $9,608

 Memorial Fund: $1,869

Motion made, seconded and passed to accept the Treasurer’s Report as read.

**Old Business**:

1. **Audit Committee Report** – Pres. Venker read the Audit Report on behalf of Chairperson Hart Amlee, as he was unable to attend. The Audit Committee sampled a percentage of the check and deposits from the following funds: General, Activity, North Side Utilities, Memorial and Rental II Lot I. The sample sizes consisted of 15%, 20% or 100% of the checks and deposits per fund. The committee found the Adobe Wells Park financial records in order for 2022 and made the recommendations that the structure of the Memorial Fund should be reviewed as the current process is hard to understand.

Appreciation was expressed to the Audit committee and also Veronica Rojas and Al Juston. The report will be submitted for filing.

1. **Rules and Regulation** – A committee of three Board members worked on reviewing and adding to our Rules and Regulations. These updates/changes were brought to the Board who voted to accept the new rules subject to review by our Attorney. Our Attorney has reviewed them. Pres. Venker will be presenting the Attorney changes at the next Board Meeting. Once approved by the Board, the changes will have to be voted on by the Homeowners at the February meeting.
2. **North Side Post Office** – The concrete around the North Side Post Office is in very bad shape. There is concern about someone tripping over the broken concrete and falling. The Board voted to get estimates to tear up and replace the concrete, as opposed to covering current concrete with skid-resistant tile. This would be considered maintenance.
3. **Election Results for 2023**– President: Joyce Venker, Vice-President: Dennis Hahn, Treasurer: David Estes, Section I Director: Sylvia Stillwell, RV Section Director: Melanie Campbell, Section II & III Directors: Debra Strozyk and Craig Trpkosh. Congratulations to the new Officers and Directors whose terms will start February 1st. Appreciation expressed to everyone who ran for an office.
4. **Thank You to Outgoing Board of Directors** – Pres. Venker thanked the following outgoing Board of Directors: Vice President: Nick Golden, Treasurer: Al Juston, Section I Director: June Davisson, RV Section Director: Darrill Burgett, Section II & III Directors: Lisa Guinn and Dennis Hahn.

**New Business**:

1. **City of McAllen’s Special Commissioners’ Award on the Daffodil Road Project** – As discussed at the December Homeowners’ Meeting, our attorney believes we have a strong case and had advised us to appeal the Award. So, the Board of Directors voted to give our Attorney permission to appeal the settlement offered by the Special Commissioners. Al Juston is willing to continue as our liaison with the road project and the Board of Directors voted to have Al continue as our liaison with the City, Adobe Wells and our Attorney. Pres. Venker will be in close touch with Al and the Attorney on any new developments.
2. **Dance Committee Update** – The Dance Committee requested an increase of $1000.00 for the New Year’s Eve Dance. The Board voted to put it on the ballot for today. The Cruisers have been the band that we have had for the last 15 years. Feedback from attendees is that the band is very good and very entertaining. We had 175 people to attend the dance this past New Year’s Eve. With ticket sales and raffles this year’s dance only cost Adobe Wells $1374.00. The band is increasing their fee by $500.00 for next New Year’s Eve and checks have to be written in advance. On the other two dances, we actually make money. This past year the dances in total made $950, which goes into the Activity Fund.
3. **2023 General Budget & Activity Fund Pre-Approvals** – Treasurer Al Juston presented the proposed budget for 2023 which includes an 8.49% increase over the 2022 budget. Highlights include:
* Areas that are currently running under or at budget with low probability of increase were left at current levels. Areas of known increase for 2023 as well as areas of high probability for increases were raised (payroll, taxes, gas/fuel, electricity, natural gas, landscaping, chlorine for the swimming pools, building maintenance).
* 2022 ended with $119,190 in uncommitted funds compared to $129,797 at the end of 2021, a year-to-year decrease of $10,607 with a $10-dues increase in 2022. With no additional dues increase in 2023, the uncommitted funds balance will drop to $37,964. Uncommitted funds are crucial to address future opportunities and unforeseen events/expenses.
* Encumbered Fund contributions for 2023 include $13,500 for Wertz Hall future needs, $15,000 for street repairs, $5000 for building AC and $4,000 for swimming pool future needs. These contributions bring the total Encumbered Funds to $148,596.
* To keep the balance sheet on track to address future needs and opportunities, a $15 dues increase is suggested. If the increase passes, it will be effective for January 1, 2023.
1. **Vote Results on 2023 General Fund Budget and Activity Fund Pre-Approvals**:
	1. 2023 General Budget Approval: 214 Yes 13 No
	2. Increase dues $15 per month: 144 Yes 98 No
	3. $6,000 2023 New Year’s Dance 162 Yes 82 No
	4. $1,000 2023 February Dance 199 Yes 31 No
	5. $1,000 2023 March Dance 213 Yes 33 No
	6. $3,000 2023 All Park Picnic 212 Yes 34 No
	7. $3,000 2023 Logo Clothing 208 Yes 33 No
	8. $2,000 Sales Tax 227 Yes 12 No

**Announcements** –

* Pres. Venker: Our employees have asked me to thank you so much for their Christmas Bonuses. They were very appreciative.
* Pat Mulvaney: Request for Adobe Wells to write a letter to the city to close Daffodil to through traffic. Pres. Venker has called the city and made a verbal request. Al can address this with the city in writing. Residents can individually call the city. The contractor has assured residents will always have access in and out of the park.
* Roy Williams: Bible Study Mondays at 7:43 pm at the 19th Hole studying the book of Revelations
* Yvonne Blush: Wednesday Night Potluck at the 19th Hole: meet at 5:30, eat at 6:00. Bring plates/utensils and a dish to share.

Adjournment: Motion made, seconded and passed to adjourn the meeting at 11:00.

Respectfully submitted,

Laurie Lee

(recording #DM62028)