

# Annual Report

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**Robeson Meadows Homeowners' Association**

Board of Directors

2 December 2023

# Topics

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# What does the Association do?

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The Robeson Meadows Homeowners' Association is responsible for:

- caring for the common property and easements in the neighborhood, and
- helping the 270 lot owners maintain our common covenants relative to fences, paint colors, outbuildings, etc.

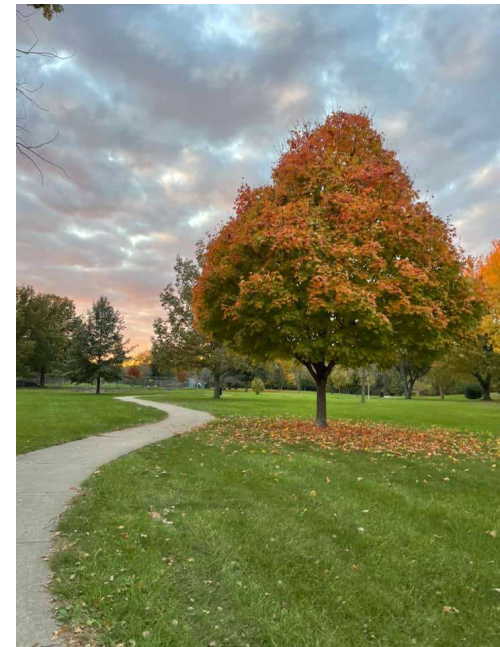
The Association does not enforce any city codes, municipal ordinances, nor settle interpersonal disputes between residents of the neighborhood.



# Who is the Board of Directors?

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Brynnen Owen (President and Architecture Committee)  
Estela Canga (Vice President and Architecture Committee)  
Matthew Thomas (Treasurer and Recruiting Committee)  
Marcelo Garcia (Maintenance Committee - Lakes)  
Maggie Dougherty-Roberts (Maintenance Committee - Trees)  
Japhia Ramkumar (Maintenance Committee - Grounds)  
Peggy Charney (Secretary and Recruiting Committee)  
Hannah Yasunaga (Communications Committee)  
Joe Sciacca (Communications Committee)  
Tim Offenstein (Architecture Committee)



# 2023 Summary

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## Maintenance Work

- Treated lakes for algae and responded to fish kill
- Mowed all the commons and right-of-way easements
- Maintained tree inventory
- Planted additional areas in the commons along both lakes and the creek
- Assessed both concrete spillways and retaining walls for damage and repair needs

## Administrative Work

- Retained a new accountant after the previous one retired
- Issued closing letters to residents in transition
- Set up a new website form to respond to requests
- Responded to requests for covenant compliance
- Coordinated multiple social events
- Retained an attorney to guide us through dues rates and collection challenges

# Upcoming Challenges

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## **Inflation is catching up to us**

Prices for services increasing but income is limited to dues.

## **Meeting attendance is low but our quorum is high**

We chronically have to wait for proxy cards to come in to validate the actions of our annual meeting. This regularly takes months.

## **The Spillways need significant maintenance**

There is significant erosion under both spillways and the retaining walls and there may be need to reconstruct at least one to maintain adequate drainage flow.

## **We need to request a dues increase**

In order to maintain the expected levels of service in the face of rising prices, as well as reconstructing and maintaining the spillways, we will be requesting a dues increase at the annual meeting, tied to inflation. There has not been an increase of any sort since 2003.



# Annual Meeting

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The Annual Meeting will be 23 January 2024 at 7:00 PM.

We will be entertaining a resolution to increase the dues ceiling allowable through the bylaws.

We will be electing our 2024 officers.

We look forward to seeing you there!

**The Robeson Meadows Homeowners' Association  
Board of Directors**

[board@robesonmeadowshoa.com](mailto:board@robesonmeadowshoa.com)