

8th St. Townhomes- HOA Annual Meeting

December 18th, 2025

Craig City Hall, Council Chambers

10:30AM ~ HOA Annual Meeting

Call to Order

1. Agenda

- A. Officer Election**
- B. Minutes from the meeting on 11-18-2024**
- C. Approval of the 2025-2026 8th St. Townhomes HOA Budget**
- D. Other Business**

8th St. Townhomes HOA Annual Meeting

MINUTES

November 18, 2024

HOA Board President Peter Brixius brought the meeting to order at 5:08 p.m. the 8th St. Townhomes Annual meeting on this 18th day of November 2024. In addition to President Brixius, those present were HOA Board Treasurer Amanda Tomlinson and HOA Board Secretary Shannon Scott.

President Brixius introduced agenda item 1, approval of the 2024-2025 8th St Townhomes HOA Budget. Secretary Scott moved with a second by Treasurer Tomlinson to approve the 2024 HOA Budget as presented. Ayes: 3. Nays: 0. Motion Carried.

Secretary Scott moved with a second by Treasurer Tomlinson to approve the 2025 HOA Budget as presented. Ayes: 3. Nays: 0. Motion Carried.

Being no further business, Secretary Scott moved with a second from Treasurer Tomlinson to adjourn the meeting. Ayes: 3. Nays: 0. Meeting was adjourned at 5:24 p.m.

**8TH STREET TOWNHOMES, INC.
2025 APPROVED BUDGET**

| | | |
|-----------------------|---|--------------|
| | BEGINNING BALANCE | \$ 546.50 |
| REVENUES | | \$ 20,000.00 |
| FINES | | \$ - |
| | TOTAL REVENUES | \$ 20,000.00 |
| OPERATIONAL COSTS | | |
| | Landscaping | \$ 4,000.00 |
| | Electricity to Carports | \$ 600.00 |
| | Irrigation | \$ 325.00 |
| | Snow Removal | \$ 2,000.00 |
| | Asphalt Repairs | \$ 500.00 |
| | Property, Liability, & Umbrella Insurance | \$ 7,000.00 |
| | HOA Board Insurance | \$ - |
| | HOA Management | \$ 4,800.00 |
| | TOTAL OPERATIONAL COSTS | \$ 19,225.00 |
| RESERVE CONTRIBUTIONS | | |
| | Roof Replacement | \$ 1,400.00 |
| | Painting | \$ 1,280.00 |
| | Concrete Repairs | \$ 670.00 |
| | Siding Repairs | \$ 520.00 |
| | TOTAL RESERVE CONTRIBUTIONS | \$ 3,870.00 |
| | TOTAL ENDING BALANCE | \$ 4,645.00 |
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| | BEGINNING RESERVE BALANCE | \$ 96.50 |
| | TOTAL RESERVE BALANCE | \$ 3,966.50 |