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11-30-24

To Corinth Hills Members,

Our annual meeting was held on Tuesday, November 19, 2024 at the Meadowbrook Clubhouse. We had excellent attendance this year and the HOA Board presented rationale for a dues increase. A ballot vote was taken and 100% of attendees voted in favor of a \$40.00 increase to \$90.00 per year. It was also suggested from homeowners to include an opportunity to donate additional funds for the islands; therefore, the enclosed invoice reflects both the dues increase and an opportunity to make a voluntary donation to our island fund. We also discussed the need for a couple more members to step up and join the HOA Board. We are going to have some turnover and need to fill those positions. Contact me for more information.

**Leaf Pick-up** dates remaining for 2024 are:

- Benjamin Lawn and Landscape pickup Wednesday 12/04/24 for \$116
- Envision Lawn and Tree pickup Monday 12/16/24 for \$90

Contact information is found on our website. There are opportunities to schedule additional private pickup dates as well with each of these companies.

**Financial Condition** – The HOA Board has been trimming back services and expenses the past few years and still had to dip into the savings to cover the basics. The new dues amount of \$90.00 will allow us to fund island plantings, print directory updates, pursue a more robust email communication package and possible website upgrade, along with continuing to host the picnic and gardeners' social events. It was suggested at the annual meeting that we consider another social event. The board will consider this. If you have any questions about financials, please contact me directly and I am happy to share and discuss. We choose to not post the financials on the website as it has public access.

**Islands and entrances** were great again this year. Our master gardeners and volunteers do an amazing job. I receive unsolicited compliments regularly along with requests from other HOAs for advice on how Corinth Hills achieves our beautiful islands. Thank you, gardeners! Mid-year 2024 Julie Ellenberger volunteered to be our island coordinator. We are fortunate to have

Julie's leadership going forward. A special thank you to our members who donate water. If your residence is near an island or entrance, we would like to talk with you about donating water. We will do the work but we need the water sources. Call or email me and I will get you in touch with Julie for the details.

I must also follow up on some old business. The past two plus years I spoke about amending our Deed Restrictions to update a few concepts within. I have since been educated that we cannot amend or modify the Deed Restrictions. We only had the opportunity every 25 years to "release" restrictions. There are no restrictions the HOA Board is interested in releasing. We do however want to move forward with more board oversight of the existing restrictions and granting variances (such as sheds and un-attached roofed structures). This is officially handled by HA-KC our administrative entity empowered to do so by JC Nichols. I believe our membership has been unaware of this procedure and oversight. More to come on this topic.

The attendees at the annual meeting reaffirmed that as a community we value an active HOA Board and its support of the member properties, common areas, and social activities. Thank you to all who volunteer on behalf of Corinth Hills.

I encourage you to check the website regularly for all Corinth Hills information.

I look forward to seeing you in the neighborhood.

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