

Harry Hoch

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Coming up, the Budget Review Process

The budget was put together over the past six months by the 2023 steering committee. As I mentioned earlier the committee held community discussions and multiple small group and one-on-one discussions to come up with what they felt is the best budget option. They also met with professionals and consultants to set the cost of the budget areas.

I plan to begin posting these budget items one at a time for the community and lot owners to review. The purpose of the posting is to allow you a chance to ask questions and analyze the specifics in as much detail as you are comfortable with. I want everyone to fully understand what they are voting for or voting against. Remember, these posts are for your information. These are not posting for debate. If you feel you want to point out the positive points or the possible repercussions of parts you don't agree with then go ahead and share. But the budget items and numbers are already set. You will have the opportunity to vote up or down on the entire package. If you disagree with how I am carrying out this process, then I suggest you convince your neighbors and lot owners to vote against this version of the CMF and then set up the process yourself, form another committee, and have at it.

Budget Categories

1. Grounds Maintenance
 - a. Mowing roadsides
 - b. Mowing common areas
 - c. Tree maintenance in parks and boulevards
2. Road Maintenance
3. Garden Maintenance
4. Reserve funds
 - a. Ten-year road rebuild fund
 - b. Grounds storm reserve fund
5. Liability insurance for common areas
6. Accounting set up and fees
7. Community Governance development fund

On Deck, Review Fee Structure and Billing

Setting up the CMF vote will be the third step. Can we do it in ten days?

If the CMF passes the vote then we have a few more items to work out.

1. Set up a temporary bank account to receive funds.
2. Hire an accountant. Can a CG resident do this?
3. Hire an auditor. Another CG resident?
4. Form a committee to begin work on a permanent community governance organization

I plan to post the Grounds Maintenance budget soon. JC is updating the email list for the community and lot owners. We need everyone to send an email directly to jc@carmelitagardens.com with the email

address you want him to use for these community posts. I will continue to post on Signal and on the Community Website Forum. Steve Brown will also Archive this post in the 'CMF Documents' folder with the other posts. If you have questions or want to share your feelings about the process give the Community Forum a try on the carmelitagardensresidents.org website. Of course, you can always post on Signal, but the forum is more topic focused.

Talk to you soon,

Harry