

ANNUAL MEETING NOTICE

The annual meeting for Settler's Bay Owner Association will be October 5, 2023, at Settler's Bay Lodge in the lower meeting area. Sign-in for meeting will be at 6:30pm, meeting start time 7:00pm. Attached is the agenda, last annual year's minutes and budget. Please let me know if you have any questions.

We are also taking volunteers/nominations for the Executive Board. If you would like to serve on the Board please provide your name, address and a brief summary of why you want to serve. Please bring to the meeting. We will gather all the information and schedule a meeting in November to elect the Board.

Marnice
Elite Real Estate Group
LeValley Management Services
907-841-2324

SETTLER'S BAY OWNERS ASSOCIATION

Annual Meeting

October 5, 2023

Settler's Bay Lodge

Sign-in 6:30pm

Meeting start 7:00pm

AGENDA

- I. Meeting Called to Order
- II. Certify Quorum
- III. Old Business
- IV. New Business
 - A. Ratification of Budget
Unless 51% of more of the Members object, the budget is automatically ratified
 - B. Nominations of Officers from floor
- V. Owner Comments
Limited to 5 minutes
- VI. Adjournment

SETTLER'S BAY OWNERS ASSOCIATION
2024 BUDGET

2021 BUDGET 2024 BUDGET

INCOME

DUES - IMPROVED LOTS	85,000.00	85,750.00
DUES - UMIMPROVED LOTS	500.00	2,200.00
RESALES	5,000.00	8,000.00
OTHER	4,000.00	4,000.00
		0.00
TOTAL INCOME	94,500.00	99,950.00

EXPENSES

MANAGEMENT FEES	12,000.00	12,000.00
MEETING FEES	500.00	1,500.00
BANK FEES	500.00	500.00
RESALE CERTIFICATES	3,000.00	4,000.00
CLEAN UP DAY	1,000.00	3,000.00
ELCTRIC	14,000.00	17,000.00
INSURNACE	9,600.00	15,000.00
LEGAL	10,000.00	10,000.00
PAYPAL/VOICE MAIL/WEBSITE	4,000.00	4,000.00
PARK AND EASEMENT MAINTENANCE	10,000.00	10,000.00
BOOKKEEPING/TAX PREP	4,000.00	4,000.00
FEDERAL AND STATE TAXES	2,000.00	2,000.00
MISCELLANOUS	3,500.00	3,500.00
TOTAL EXPENSES	74,100.00	86,500.00

NET INCOME 20,400.00 13,450.00

CAPITAL IMPROVEMENTS
PAVILLION 2023 44,350.00