

**Villas at Cattail Creek Condo Association**

**Meeting of the Board**

**Tuesday, November 19, 2024**

**7:00 P.M.**

**Reminder: Please hold questions and comments for the Open Discussion portion of the agenda.**

**Clubhouse WIFI Password: WelcometotheClub1! (One word & case sensitive as shown)**

A. Pre-Meeting Question and Answer on the proposed budget for 2025

**Meeting Agenda**

1. Approval of October 2024 Meeting Minutes

2. Old Business Requiring Board Action – None

3. New Business Requiring Board Action

A. Presentation and vote for approval of 2025 Budget

B. Approval for MES to complete a Water Quality Test

C. Approval for Contracting Excellence LLC to investigate possible gutter downspout clogs and present solution options at three homes.

4. Architectural Approvals - None

5. Report from Board Members

A. President's Report – Vicki Duggan

B. Treasurer's Report – Marilyn Hummer

6. Property Manager's Report – Theresa Baumgardner, UTZ Property Management

7. Committee Reports

A. Water Committee – Dan Duggan

8. Adjourn

9. Open Discussion to Follow Board Meeting