

Minutes board meeting BMHO 2024-01-06

Date of the meeting:	Clock:	Place:
2024-01-06	Th 16.00 – 17.00 Sv 10.00 – 11.00	Mötesrum Blue Mango Teams connectivity

Present:

Lena Åhman, (LÅ) chairman	House 125/07 +46705563155
Suzanne Lundström, (SL)	House 124/00 +46702996505
Janet Bolinder, (JB)	House 125/13 +46707811401
	Thai no +66871272395
Maria "Mia" Lind, (ML)	House 123/23 +46762095152
Jörgen Hedlund, (JH)	House 124/01 +46706590680
Ola Andreasson, (OA)	House 124/23 +46702469303

1. Adoption of the agenda

The agenda was approved.

2. Roles and responsibilities

Decided at the inaugural meeting on 2024-01-06. Presented by LÅ and approved by everyone at the meeting. Roles and responsibilities are attached to the minutes. Also available on the website.

Deputy members of the Board of Directors will support the ordinary members.

JH is responsible for the homeowner routine and is a support to ML in the secretarial role. OA will support SL, in the areas she is responsible for.

3. Operational planning 2024

LÅ reviews the business direction for 2024. Four areas were highlighted in the operational focus presented by the previous Board.

An **organisational review** clarifying the division of responsibilities is one of the points raised. Here, goals and routines for the staff will be developed and followed up.

Operation and maintenance planning is also a priority area that was presented before the vote.

The homeowners' wishes regarding **additional services** are another area that will be reviewed. Previously sent out questionnaires will be indicative.

The focus will continue to be on **communication** in 2024. TEAMS meetings will be held, which provides an opportunity for homeowners to come up with suggestions throughout the year.

4. Economy

At the meeting, it was decided to hold a vote on quarterly invoicing instead of monthly invoicing. Information to all homeowners is sent out in newsletters. If a majority of the homeowners approve the change, the change will be implemented and a change will also be made to the service agreements signed when buying a house. Our accounting firm and lawyer are very positive to the proposal. The time saved means that more time can be spent on clarifying invoices and supplementing with documentation when ordering handyman services and/or external supplier services.

Peter Hultenius, Treasurer of the Board 2023, participates and informs about the income statement and balance sheet for the month of November 2023. The result looks good, even if it is slightly under budget.

Results for 2023 look good, but the outcome is slightly below what was previously forecast. One of the reasons is that electricity costs have become more expensive.

5. Maintenance Plans

LÅ goes through the maintenance plan for 2024. Some areas that are highlighted a little extra, BM pool 1, the stormwater, water pressure and filter solution, the wall and repair of pumps and culvert covers. A few additional points were brought up, such as the gates and the roof over the recycling station. These are not included in the approved maintenance plan. The gates can become an acute problem as the weight risks the motors that open and close breaking. Offers are expected according to LÅ.

Maintenance plan for the area's gardening, which will be given the working title green maintenance plan. SL is in dialogue with the

garden supplier. The existing agreement has been extended until the end of March. During the first quarter, work will be carried out in accordance with the current agreement with the review of SL.

6. Communication

According to Peter Hultenius, new rules apply when it comes to opening a new bank account with Bangkok Bank. LÅ and JB visit Bangkok Bank for more information about the possibility of signing up for a new bank account.

During the month of January, handovers to all new members in their role will take place from resigning members.

Newsletter 1 2024 will be sent out to homeowners during the month of January. At the meeting, it was decided to highlight the website as a good source of information, for both homeowners and tenants. And to contact the board with questions, comments and information. Together, we on the board for 2024 want to work for a good dialogue, good collaboration and transparency with all homeowners. During the month of March, the first TEAMS meeting of the year will be held. Notice will be sent out during the month of February to all homeowners.

7. Safety

At the previous board meeting, new safety routines developed by Kenneth Mårtensson and SL were presented. The meeting was decided that the routines would be anchored with the staff by SL. A decision was made that new safety procedures be established after a review with the staff. The security procedures are attached to the protocol. The routines are also posted on the website.

8. Reference group 2024

Reference groups will support issues such as drainage/the wall and a review of statutes and service agreements. Information about ongoing work will be reported continuously at regular board meetings.

At the annual meeting, many questions were asked about the internet services. A reference group will therefore be formed to investigate future challenges.

Peter Hultenius has promised to be part of a reference group that works with financial issues if the need arises. JB will initially familiarize himself with the assignment as treasurer. Meetings are booked with Peter Hultenius for the handover of information.

9. Other

No other questions.

The meeting ended, the Chairman thanked everyone present and looks forward to a year of progress on priority issues.

On the record:

Chairman :

Adjusters:

Mia Lind

Lena Åhman

Janet Bolinder