



**Homeowners Association Annual Meeting
Thu., November 10, 2022, 6:30 p.m.**

Agenda

1. 6:00-6:30 p.m. Sign-in of homeowners and verification of quorum (18 lots)
2. 6:30 pm Call to order and agenda overview
3. HOA accomplishments this year
 - a. County takeover of street maintenance & street signs
 - b. Streetlights and subdivision sign lighting
 - c. Clearing of storm drains and detention basin
 - d. Entrance landscaping and landscaping of circles
 - e. New HOA Management Company
 - f. Trash company bids
 - g. Insurance company bids
4. 2022 financials & 2023 budget
5. \$400 Assessment due 1/31/2023, delinquent after 3/31/2023
6. 2023 projects
 - a. Removal of trees in the creek along Vogel reducing visibility
 - b. Storm drain outlet cleanout and rock reinforcement
 - c. Detention basin lawn mowing schedule change and native plants
 - d. Landscaping committee
7. Nomination and election of the Board position currently held by Mark Monia. It is a 3-year term
8. Presentation by Michael Cook, Jefferson County Stormwater Division
9. Q&A
 - a. Mailbox keys
 - b. Discuss solar panels
 - c. Other questions from residents
10. Adjournment
11. Out of building by 8:30 p.m.



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(As of 10/31/2022)

OPERATING

Receipts

| | 2022 Budget | 2022 Actuals | Difference | |
|-------------------------------|----------------|-----------------|------------|---------------------|
| Assessment | \$23,200.00 | \$23,200.00 | \$0.00 | \$400 x 58 homes |
| Late Charges | \$0.00 | \$100.00 | \$100.00 | |
| Transfer Fee (resident moved) | \$0.00 | \$100.00 | \$100.00 | |
| Working Capital | \$0.00 | \$0.00 | \$0.00 | |
| Interest Earned | \$0.00 | \$0.00 | \$0.00 | |

| | | | | |
|---------------------|--------------------|--------------------|-----------------|--|
| Total Income | \$23,200.00 | \$23,400.00 | \$200.00 | |
|---------------------|--------------------|--------------------|-----------------|--|

Administration

| | | | | |
|-----------------------------------|-------------------|-------------------|--------------------|-----------------|
| Postage - Mailers/Office Supplies | \$200.00 | \$351.56 | \$151.56 | |
| PO Box | | \$182.00 | \$182.00 | |
| Management Fee | \$3,600.00 | \$1,906.00 | -\$1,694.00 | |
| Legal Fee | \$500.00 | \$27.00 | -\$473.00 | File Indentures |
| Tax Preparation | \$300.00 | \$300.00 | \$0.00 | Tax Return |
| Bank Service Charge | \$40.00 | \$37.60 | -\$2.40 | Order Checks |
| | \$4,640.00 | \$2,804.16 | -\$1,835.84 | |

Operating

| | | | | |
|--------------------------|-------------------|-------------------|-------------------|----------|
| Electricity | \$2,300.00 | \$2,208.79 | -\$91.21 | \$223/mo |
| Streetlight Installation | \$0.00 | \$6,540.50 | \$6,540.50 | |
| Website Expenses | \$35.40 | \$291.85 | \$256.45 | |
| Water | \$0.00 | \$0.00 | \$0.00 | |
| | \$2,335.40 | \$9,041.14 | \$6,705.74 | |

Maintenance

| | | | | |
|----------------------------|-----------------|---------------|------------------|--|
| Repairs, Maint. & Supplies | \$200.00 | \$0.00 | -\$200.00 | |
| | \$200.00 | \$0.00 | -\$200.00 | |

Grounds

| | | | | |
|---------------------------|-------------------|--------------------|-------------------|--|
| Landscaping Maintenance | | \$4,754.34 | \$4,754.34 | |
| Common Ground Maintenance | \$5,000.00 | \$3,994.30 | -\$1,005.70 | |
| Snow Removal | \$3,500.00 | \$5,125.00 | \$1,625.00 | |
| Sprinkler Maintenance | \$0.00 | \$0.00 | \$0.00 | |
| | \$8,500.00 | \$13,873.64 | \$5,373.64 | |

Taxes & Insurance

| | | | | |
|-----------|-------------------|-------------------|----------------|------------------|
| Insurance | \$469.00 | \$482.00 | \$13.00 | Common Ground |
| | \$193.00 | \$235.00 | \$42.00 | Fidelity Bond |
| | \$871.00 | \$871.00 | \$0.00 | D&O |
| | \$1,533.00 | \$1,588.00 | \$55.00 | Ground |

| | | | | |
|-----------------------|--------------------|--------------------|--------------------|--|
| Total Expenses | \$17,208.40 | \$27,306.94 | \$10,098.54 | |
|-----------------------|--------------------|--------------------|--------------------|--|

| | | | | |
|-------------------|-------------------|--------------------|--------------------|--|
| NET INCOME | \$5,991.60 | -\$3,906.94 | -\$9,898.54 | |
|-------------------|-------------------|--------------------|--------------------|--|

| | | | | |
|--|--------------------------------|--|--|--|
| | Cash Ending: \$6,299.24 | | | |
|--|--------------------------------|--|--|--|



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| | 2023 | |
|-----------------------------------|--------------------|-----------------|
| OPERATING | Budget | Income % |
| Receipts | | |
| Assessment (\$400 x 58 homes) | \$23,200.00 | |
| Late Charges | \$0.00 | |
| Transfer Fee (resident moved) | \$0.00 | |
| Working Capital | \$0.00 | |
| Interest Earned | \$0.00 | |
| Total Income | \$23,200.00 | |
| Administration | | |
| Postage - Mailers/Office Supplies | \$350.00 | 1.5% |
| PO Box | \$182.00 | 0.8% |
| Management Fee | \$1,392.00 | 6.0% |
| Legal Fee | \$200.00 | 0.9% |
| Tax Preparation | \$300.00 | 1.3% |
| Bank Service Charge | \$0.00 | <u>0.0%</u> |
| | \$2,424.00 | 10.4% |
| Operating | | |
| Electricity | \$2,700.00 | 11.6% |
| Streetlight Installation | \$0.00 | 0.0% |
| Website Expenses | \$90.00 | 0.4% |
| Water | \$0.00 | <u>0.0%</u> |
| | \$2,790.00 | 12.0% |
| Maintenance | | |
| Repairs, Maint. & Supplies | \$200.00 | <u>0.9%</u> |
| | \$200.00 | 0.9% |
| Grounds | | |
| Landscaping Maintenance | \$900.00 | 3.9% |
| Common Ground Maintenance | \$5,295.00 | 22.8% |
| Snow Removal | \$0.00 | 0.0% |
| Sprinkler Maintenance | \$0.00 | <u>0.0%</u> |
| | \$6,195.00 | 26.7% |
| Taxes & Insurance | | |
| Insurance: Common Ground | \$496.46 | 2.1% |
| Insurance: Fidelity Bond | \$225.57 | 1.0% |
| Insurance: D&O | \$897.13 | <u>3.9%</u> |
| | \$1,619.16 | 7.0% |
| Total Expenses | \$13,228.16 | 57.0% |
| NET INCOME | \$9,971.84 | |
| 2022 Rollover | \$1,786.69 | |
| Cash Ending: | \$11,758.53 | |