

# Spring Meadow HOA



2009 Annual All Member  
Meeting



# Ground Rules

- Please set cell phones & pagers to vibrate. If you need to take a call, please take it outside
- We have a lot to cover by 8:00 PM so please hold your questions until the end of each section
- A copy of this presentation will be posted on the HOA website after the meeting

[www.springmeadow-hoa.org](http://www.springmeadow-hoa.org)

# Meeting Agenda 7:00 – 8:00

- Opening Remarks Darrick Christensen
- Reading of last Meetings Minutes Kristin Pohlschneider
- Treasurer's Report Kristin Pohlschneider
- HOA Projects and Plans Darrick Christensen
- 2010 Budget & Dues Darrick Christensen
  
- Open Forum HOA Board
- Election of New Board Members All

# Your Home Owners Administration

## Your HOA Board Members

Darrick Christensen: President

Jeff King: Vice President

Linda Howe: ACC Chair

Kristin Pohlschneider: Secretary

Linda Howe: Treasurer

Brian Ashdown: Board Member

Craig Tress: Board Member

## Purpose and Mission of HOA

*To ensure our neighborhood remains one of the most desired areas in Albany to live.*

Well Groomed landscaping  
Compliance with all CC&R's

Maintenance of Commons Area's

Sponsor Safety Initiatives

## Values of the HOA Board

Fiscally Conservative

All efforts Must Benefit Entire Neighborhood

No Personal Benefit From Any Decision

All Actions Open to Public Scrutiny



# Reading of the minutes

# Treasurer's Report

## 2009 Cash Flow Analysis

(Jan 1 - June 30th)

	<u>2009</u>	<u>2008</u>	<u>2007</u>
Income	\$52,143	\$49,582	\$50,570
Administrative Expenses (Insurance, Postage, Consulting, Website)	\$9,119	\$9,333	\$9,279
Maintenance Expenses (Water, Power, Landscape)	\$9,102	\$5,485	\$4,166
Leaving a Net Income of	\$33,922	\$34,764	\$37,095
Last payment on Transferred Debt	\$0	\$0	(\$20,000)

- Projected expenses July 1st – Jan 30th = \$18,000
- The HOA is currently on budget for this year.

# Treasurer's Report - Budget vs. Actual

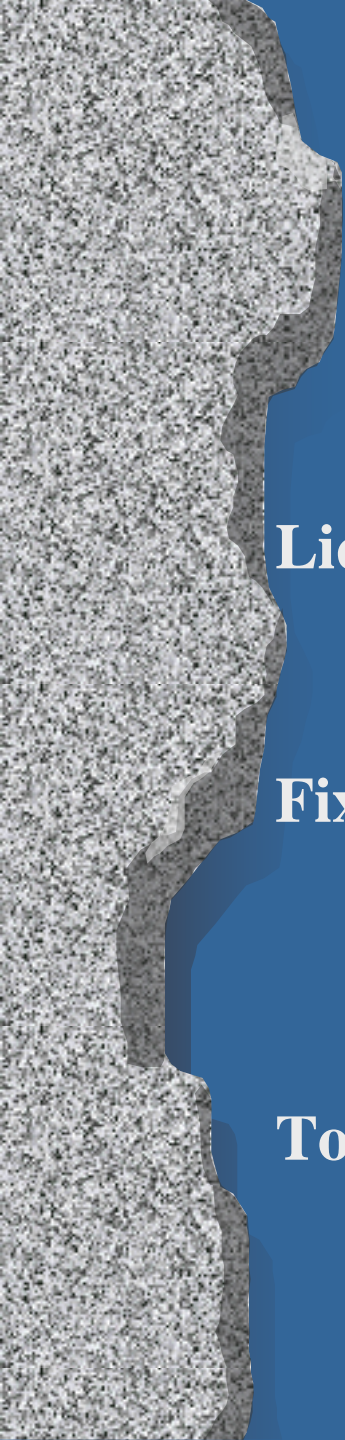
## 2009 Administrative Expenses

Admin Expense Categories	2009 Budget	2009 YTD (Jan 1- June 30)	2008 YTD (Jan 1- July 14)	2007 YTD (Jan 1- June 30)
Bank Charges	\$100	\$26.75	\$22.20	\$6.00
Committee Funds	\$500	\$0	\$0	\$0
Facility Rental	\$200	\$205	\$193	\$180.50
Insurance - Liability	\$4,500	\$2104.56	\$2,642.82	\$2,520.42
Legal Expenses /Taxes	\$1,500	\$105	\$64.00	\$3,119.50
Management/Accounting	\$5,000	\$2193.92	\$2,827	\$2,272.89
Office Supplies/Postage	\$1,000	\$986.98	\$624	\$1,040.49
Oregon State Fees	\$50	\$0	\$0	\$0
HOA Consulting	\$5,000	\$3,346.87	\$2793.75	N/A
Signage	\$250	\$0	\$0	\$0
Voice Mail	\$60	\$29.70	\$34.65	\$19.80
Website	\$160	\$119.50	\$119.50	\$119.50
<b>Administrative Sub Totals</b>	<b>\$18,320</b>	<b>\$9118.78</b>	<b>\$9,320.92</b>	<b>\$9,279.10</b>

# Treasurer's Report - Budget vs. Actual 2009 Maintenance Expenses

Maintenance Expense Categories	2009 Budget	2009 YTD (Jan 1- June 30)	2008 YTD (Jan 1- July 14)	2007 YTD (Jan 1- June 30)
Landscape Maintenance	\$4,500	\$7,780	\$2,495.00	\$2,190.00
Maintenance Reserve	\$2,000	\$750	\$2,235	\$1,424.33
Pacific Power	\$250	\$101.22	\$ 101.22	\$100.99
Water	\$2,000	\$470.97	\$653.64	\$450.74
<b>Maintenance Sub Totals</b>	<b>\$8,750</b>	<b>\$9,102.19</b>	<b>\$5,484.86</b>	<b>\$4,166.06</b>
<b>Administrative Sub Totals (from previous slide)</b>	<b>\$18,320</b>	<b>\$9,118.78</b>	<b>\$9,320.92</b>	<b>\$9,279.10</b>
<b>Grand Totals</b>	<b>\$27,070</b>	<b>\$18,221</b>	<b>\$14,806</b>	<b>\$13,445</b>





# Treasurer's Report

## 2009 Statement of Financial Position (As of June 30th)

<b>Liquid Assets:</b>	<b><u>2009</u></b>	<b><u>2008</u></b>	<b><u>2007</u></b>
Checking Account	\$8,155.29	\$ 7,460.76	\$ 24,476.61
Savings Account:	\$76,517.22	\$ 53,075.75	\$ 10,244.61
<b>Fixed Assets:</b>			
Common Areas	<u>\$61,024.35</u>	<u>\$ 60,536.51</u>	<u>\$ 60,000.00</u>
<b>Total Assets:</b>	\$145,696.86	\$ 121,073.02	\$ 94,721.22

# 2008-2009 Accomplishments

- Reduced annual dues for the first time!
- Had additional traffic control signs installed and yellow curbing painted
- Utilizing softer non-compliance & Thank you letters
- Held annual garage sale
- Updated sprinkler system
- Updated drainage, and landscaping in commons area around HOA sign
- Held Christmas lights contest
- Published Spring Meadow Newsletter Bi-Annually
- Had Vinyl Fencing power washed
- 21 ACC Modification Requests
- 182 CC&R Compliance Requests

# 2009-2010 Projects

- Expand Neighborhood watch program & evaluate further security .....
- Review effectiveness of traffic control, make adjustments
- Implement Civil War decoration contest
- Implement Halloween decoration contest
- Create fund for eventual fence replacement
- Make improvements to commons landscaping (Barky Knoll)
- Continue administration of ACC and complaint process
- Volunteer group to monitor and improve Oak Creek Greenway hiking trail
- Get more involvement from the home owners

# 2010 Proposed Budget

	<u>Income</u>	
1. 2009 Annual Dues (457 Homes X \$100)		\$ 45,700.00
	<u>Expenses</u>	
	<u>Maintenance Expenses</u>	
2. Landscape Maintenance		\$ (5,000.00)
3. Maintenance Reserve		\$ (2,500.00)
4. Pacific Power		\$ (300.00)
5. Water		\$ (2,500.00)
	<i>Total Maintenance Expenses</i>	\$ (10,300.00)
	<u>Administrative Expenses</u>	
6. Bank Charges		\$ (100.00)
7. Taxes		\$ (100.00)
8. Insurance		\$ (4,500.00)
9. Legal		\$ (1,500.00)
10. Book Keeping		\$ (5,500.00)
11. Facility Rental		\$ (250.00)
12. Postage/Stationary/Office Supplies/Newsletter		\$ (1,500.00)
13. Proposed Future Projects/Updates		\$ (8500.00)
A) New Landscaping of Barky Knoll Commons Area		\$ (6000.00)
B) Sprinkler System		\$ (2500.00)
14. State of Oregon Annual Fee		\$ (50.00)
15. Voice Mail		\$ (75.00)
16. Website		\$ (175.00)
17. Signage		\$ (250.00)
18. ACC Consulting		\$ (6,000.00)
19. Long Term Reserve		\$ (6,900.00)
	<i>Total Administrative Expenses</i>	\$ (35,400.00)
	<b>Total Budget</b>	<b>\$ (45,700.00)</b>

# Open Forum

- Questions and comments from home owners



# Election of Directors

- 5 seats up for election
- Candidates
  - Jeff King
  - Linda Howe
  - Darrick Christensen
  - Vacant
  - Vacant
  - Vacant