

Spring Meadow HOA



2012 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



Meeting Agenda 7:00 – 8:00

- Opening Remarks Darrick Christensen
- Reading of Meetings Minutes Kristin Pohlschneider
- Financial Report Linda Howe
- 2012 Budget & Dues Darrick Christensen
- Open Forum HOA Board
- Election of Board Members All



Your Home Owners Administration

Your HOA Board Members

Jeff King: President

Darrick Christensen: Vice President

Craig Tress: ACC Chair

Kristin Pohlschneider: Secretary

Linda Howe: Treasurer

Brian Ashdown: Landscaping

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

2012 Cash Flow Analysis

(Jan 1 - June 30)

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Income	\$46,172	\$45,293	\$51,073
Administrative Expenses (Insurance, Postage, Consulting, Website, Storage Unit)	\$9,361	\$9,547	\$9,932
Maintenance Expenses (Water, Power, Landscape)	\$3,158	\$2,800	\$2,862
Leaving a Net Income of	\$33,652	\$32,946	\$38,279
Debt of any kind	\$0	\$0	\$0

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

Treasurer's Report - Budget vs. Actual


2011 Administrative Expenses

Admin Expense Categories	2012 Budget	2012 YTD (Jan 1- June 30)	2011 YTD (Jan 1- June 30)	2010 YTD (Jan 1- June 30)
Storage Unit Rental	\$600	\$282	\$94	N/A
Bank Charges	\$100	\$11	\$4	\$13
Committee Funds	\$500	\$0	\$0	\$0
Facility Rental	\$250	\$105	\$308	\$25
Insurance – Liability*	\$4,500	\$4,138	\$4,138	\$4,175
Legal Expenses /Taxes	\$1,680	\$186	\$188	\$180
Management/Accounting	\$5,500	\$2,393	\$2,220	\$2,395
Office Supplies/Postage	\$1,500	\$339	\$552	\$396
Oregon State Fees	\$50	\$0	\$0	\$0
HOA Consulting	\$5,500	\$1,736	\$1,894	\$2,719
Signage	\$250	\$142	\$0	\$0
Voice Mail	\$75	\$30	\$30	\$30
Website	\$175	\$0	\$120	\$120
Administrative Sub Totals	\$20,680	\$9,362	\$9,548	\$10,053

* Insurance is now paid in single annual payment to receive discount.

Treasurer's Report - Budget vs. Actual 2011 Maintenance Expenses

Maintenance Expense Categories	2012 Budget	2012 YTD (Jan 1- June 30)	2011 YTD (Jan 1- June 30)	2010 YTD (Jan 1- June 30)
Landscape Maintenance	\$4,500	\$2,479	\$2,348	\$2,330
Maintenance Reserve	\$2,000	\$245	\$0	\$89
Pacific Power	\$300	\$142	\$143	\$ 128
Water	\$2,000	\$293	\$310	\$314
Maintenance Sub Totals	\$8,800	\$3,159	\$2,801	\$2,861
Administrative Sub Totals (from previous slide)	\$20,680	\$9,362	\$9,548	\$10,053
Grand Totals	\$29,480	\$12,521	\$12,349	\$12,914



Treasurer's Report

2011 Statement of Financial Position (As of June 30th)

Liquid Assets:	<u>2012</u>	<u>2011</u>	<u>2010</u>
Checking Account:	\$6,589.12	\$10,636.23	\$10,295.69
Savings Account:	\$155,417.90	\$128,391.45	\$103,906.26
Fixed Assets:			
Common Areas*	<u>\$60,000.00</u>	<u>\$62,500.63</u>	<u>\$61,024.35</u>
Total Assets:	\$222,007.02	\$201,528.31	\$145,696.86

* Estimated

2011-2012 Accomplishments

- Did not increase annual dues
- Continued utilizing softer non-compliance & Thank you letters
- Held annual garage sale
- Held Christmas lights contest
- Had Vinyl Fencing power washed
- Instituted Yard of the Month Recognition



2012-2013 Projects

- Expand Neighborhood watch program & evaluate further security
- Review effectiveness of traffic control, make adjustments
- Implement Civil War decoration contest
- Implement Halloween decoration contest
- Increased landscaping enforcement of CC&R's
- Make improvements to commons landscaping (Barky Knoll)
- Continue administration of ACC and complaint process
- Get more involvement from the home owners
- Investigate Back Flow Contract for HOA members

2012 Proposed Budget

	<u>Income</u>	
1. 2012 Annual Dues (457 Homes X \$100)		\$45,700.00
	<u>Expenses</u>	
	<u>Maintenance Expenses</u>	
2. Landscape Maintenance		\$ (4,500.00)
3. Maintenance Reserve		\$ (2,000.00)
4. Pacific Power		\$ (300.00)
5. Water		\$ (2,000.00)
	<i>Total Maintenance Expenses</i>	\$ (8,800.00)
	<u>Administrative Expenses</u>	
6. Bank Charges		\$ (100.00)
7. Taxes		\$ (180.00)
8. Insurance		\$ (4,500.00)
9. ACC Consulting		\$ (5,500.00)
10. Book Keeping		\$ (5,500.00)
11. Legal		\$ (1,500.00)
12. Facility Rental		\$ (850.00)
13. Postage/Stationary/Office Supplies/Newsletter		\$ (1,500.00)
14. Proposed Future Projects/Updates		\$ (9,000.00)
15. State of Oregon Annual Fee		\$ (50.00)
16. Voice Mail		\$ (75.00)
17. Website		\$ (175.00)
18. Signage		\$ (250.00)
19. Committee's (Materials)		\$ (500.00)
20. Long Term Reserve		\$ (7,220.00)
	<i>Total Administrative Expenses</i>	\$ (36,900.00)
	Total Budget	\$ (45,700.00)



Open Forum

- Questions and comments from home owners



Election of Directors

- 6 seats up for election
- Candidates
 - Brian Ashdown
 - Kristin Pohlschneider
 - Craig Tress
 - Vacant
 - Vacant
 - Vacant