



Four Seasons Patio Homeowners Association

Annual Meeting

4 June 2019



Agenda

- Determination of a Quorum
- Reading and Adoption of Minutes
- Reports of Officers
 - Treasurer
 - Financial Secretary
 - Common Areas
 - Architecture
 - President
 - Legal Update
 - Budget
- Election of new Board Members
- Homeowner Comments/ Unfinished Business



Treasurer

(1 July 2018 - 28 June 2019)

Revenue: \$119,928.23

Cable:	\$52,650.75
Trash:	\$31,920.00
Landscaping:	\$16,100.00
Extra Visits:	\$1,400.00
Tree Maint:	\$8,650.00
Maint Projects:	\$5,160.00
Doggie Bags:	\$355.75
Admin:	\$2,502.73

Expenses: \$118,709.23

As of 6 May 2019:

Checking Account: \$19,222.88
Reserve Account: \$29,953.38

NET Flows: \$1,219.00

Revenue is sufficient to cover expenses for the remaining FY.



Financial Secretary

Annual FY (June 30 to July 1)

Any balance not paid on the 30th of June are consider late and added to the new fiscal year – with a late fee of \$10 per late quarter

Dues can be paid **Monthly, Quarterly, Bi-Annually** or **Annually**

Payments are due at the beginning of the pay period.

Annually, Quarterly, or Monthly Invoicing

2 Years of invoicing has improved collection of payments

If you have been told you were past due and disputed the difference and I have not confirmed with you, you are still delinquent.

paid in full		90
past due need immediate action		2
past due 2 plus		10
total due		13408

Common Areas

FY 2018 - 2019

- Invasive ivy & bamboo removal
- 6 trees trimmed or removed
- Drainage project estimates

FY 2019 - 2020

- Continue invasive plant abatement
- Girdle vines in trees
- Drainage project Areas E/F, G/H





Common Area Budget Detail

Budget Item	Landscaping	Extra Landscaping	Tree Maintenance	Maintenance Projects
Starting Budget	\$16,800	\$1,400	\$7,000	\$5,400
What's left in budget	\$2,100	\$0	-\$5,500	\$240
Amount Spent So Far	\$14,700	\$1,400	\$12,500	\$5,160



Where the Money Went: TREES

- Spent ALL of \$7000 tree budget
- PLUS 71% of Maintenance Projects Fund
- Two trees fell from storms.
- The rest were homeowner requests – many dead, and in danger of falling



Special Equipment required for Area MM



Storm Toppled Tree Area L





Invasive Plant Progress & Challenges

- Bamboo under control in multiple areas
 - Areas A, C, F, H, L, MM
- Some progress removing ivy from fences, trees
 - Areas A, C, E, G
- It's complicated: Bamboo & ivy prevent erosion

Area C Bamboo Stand





Storm Drainage & Erosion

- Long-standing problem accelerated from record rains in 2018
- All common areas that drain into storm water sewers have a problem
- Areas between Monterey & LFD are most acute and severely impact maintenance



Area E/F Poor Drainage



Area G/H Drainage & Erosion



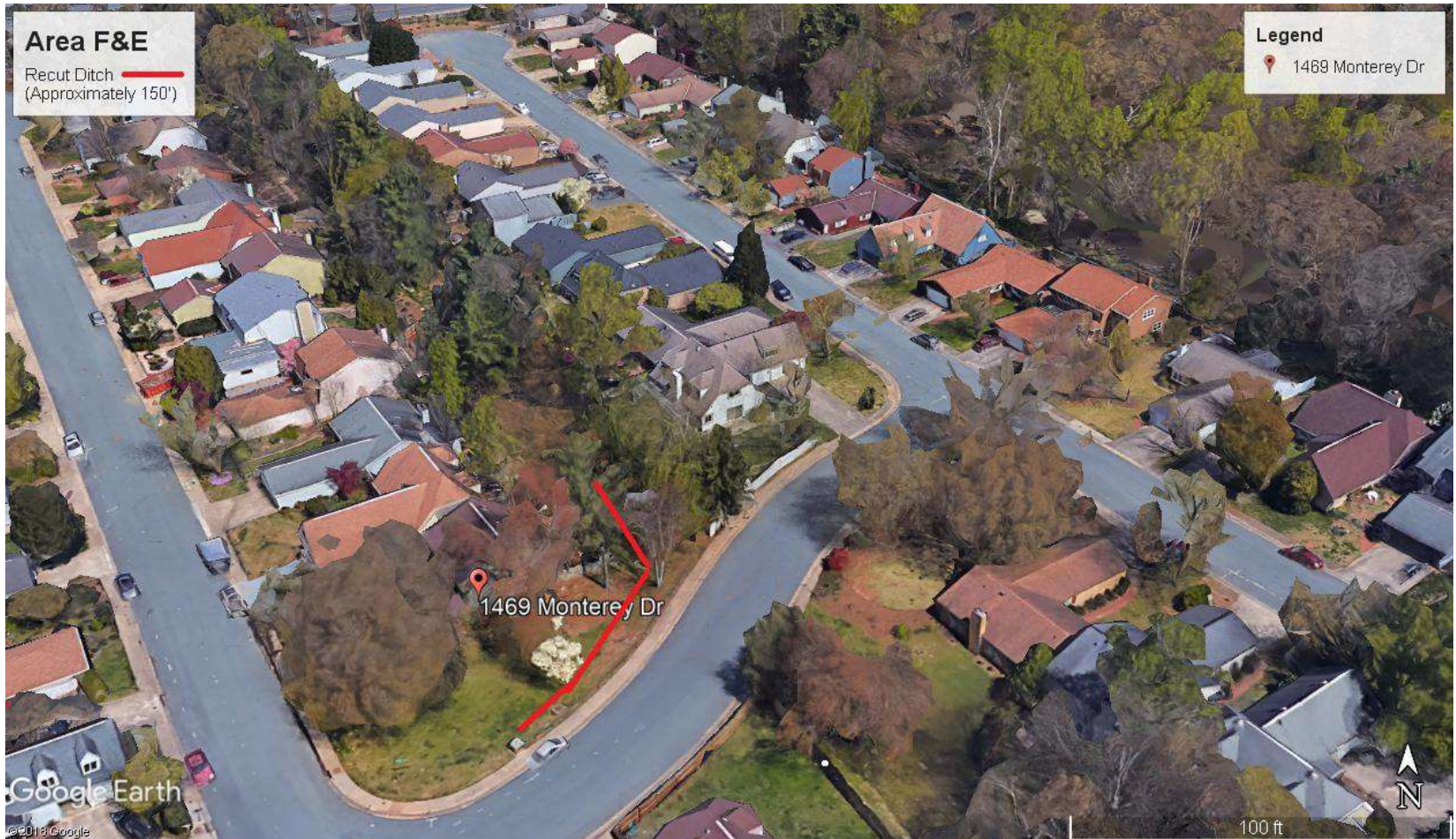
Area L Poor Drainage



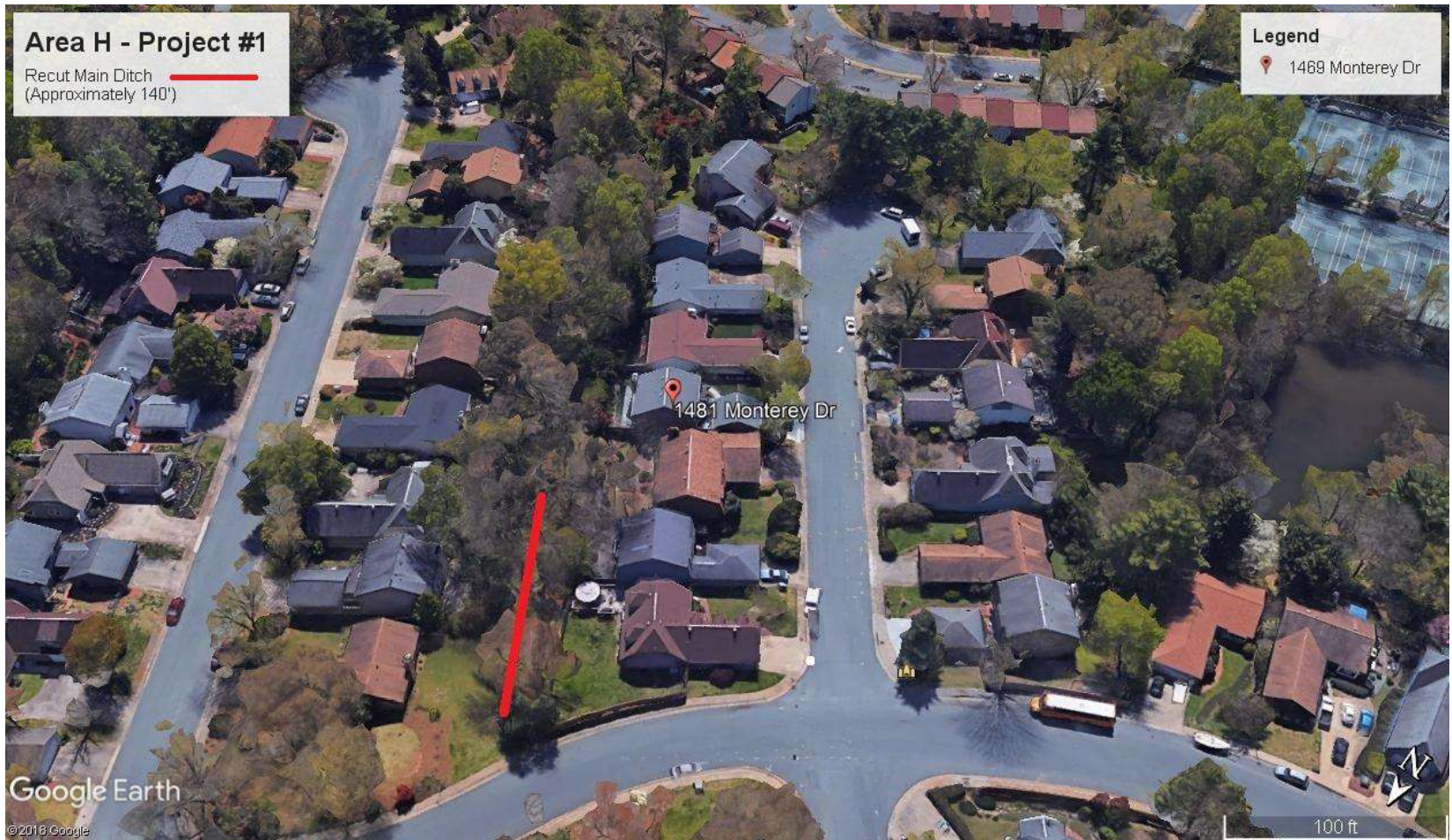
Area M Poor Drainage



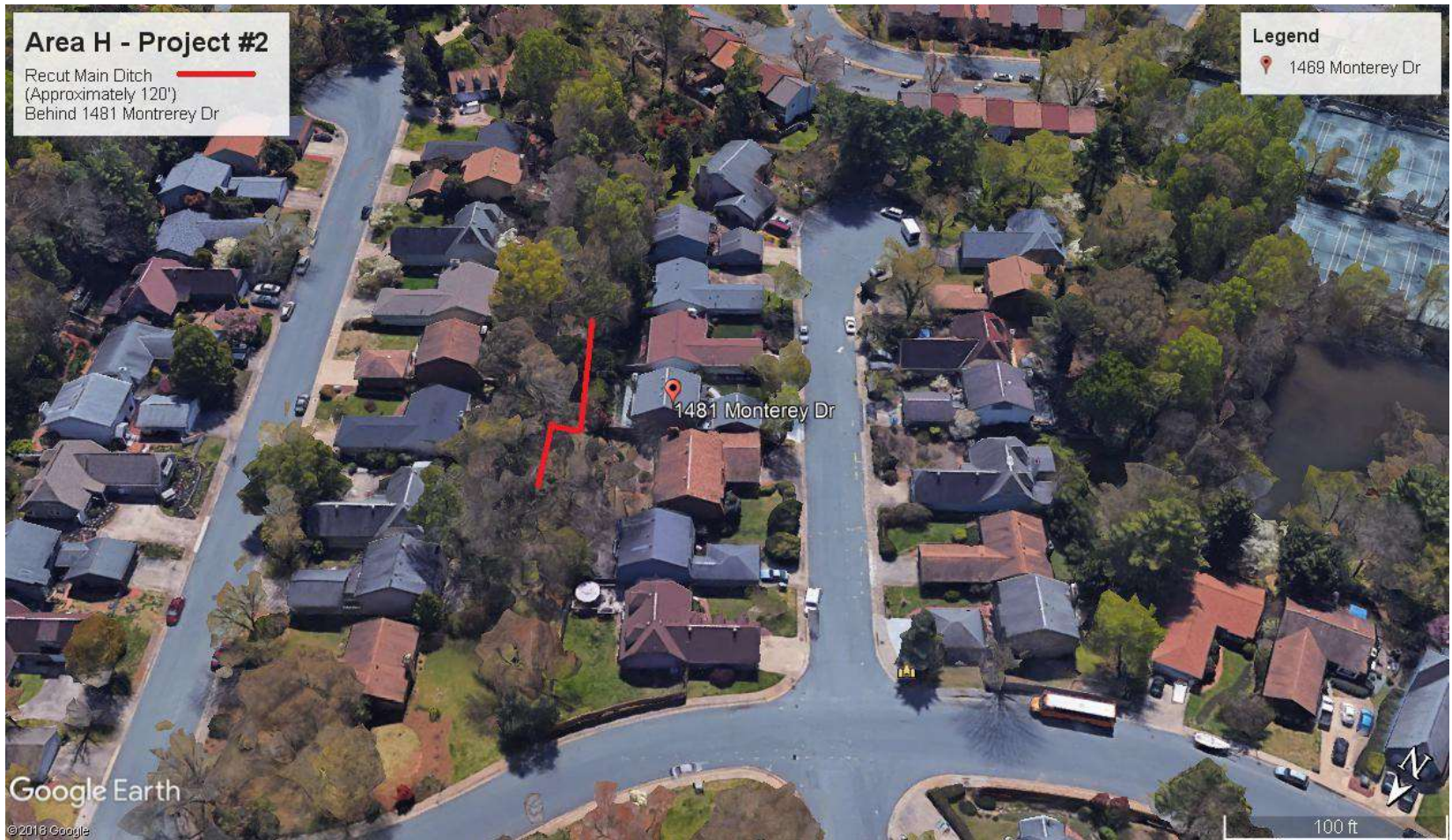
Messers: E&F Project



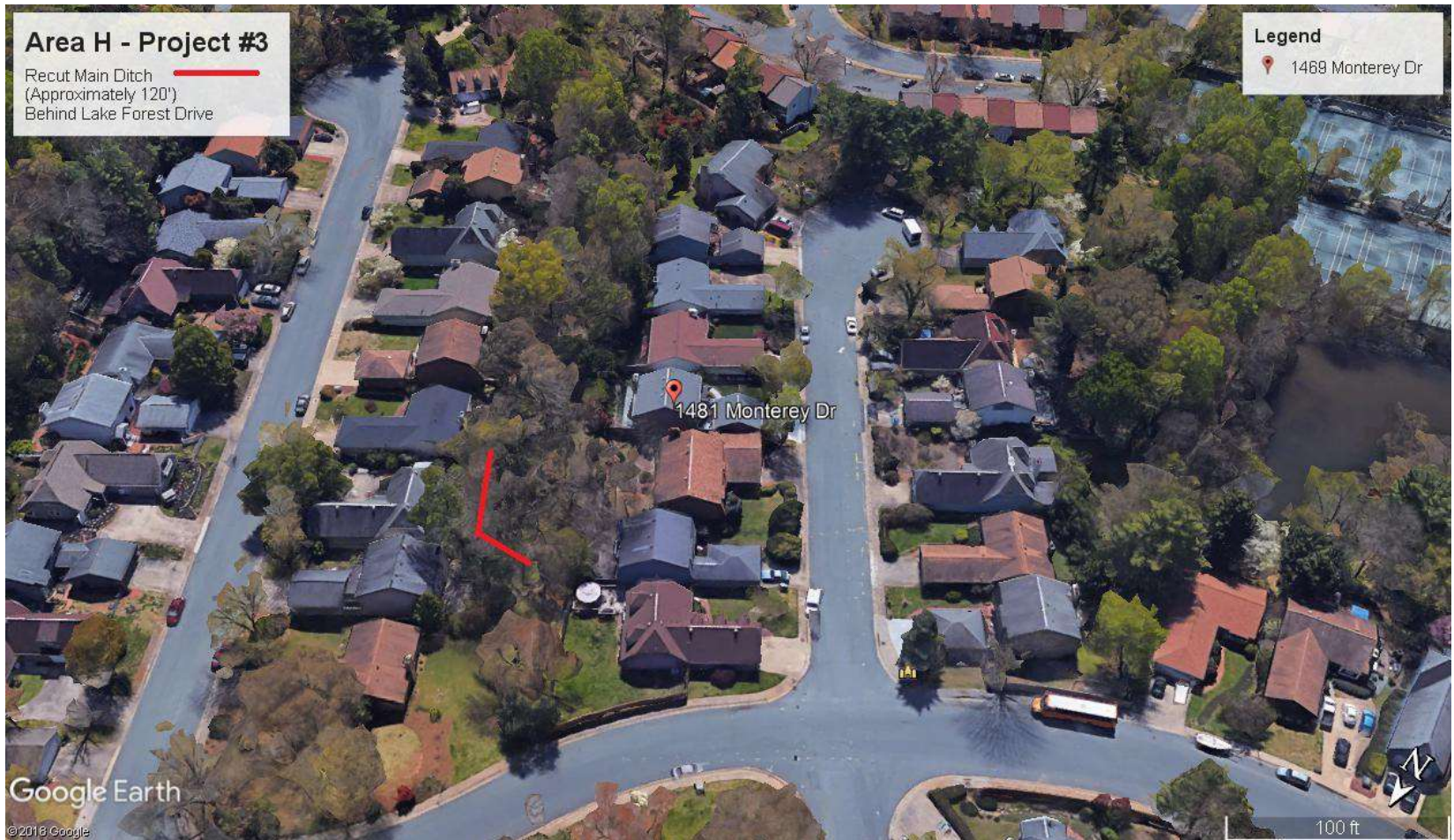
Messers: G&H #1



Messers: G&H #2



Messers: G&H #3





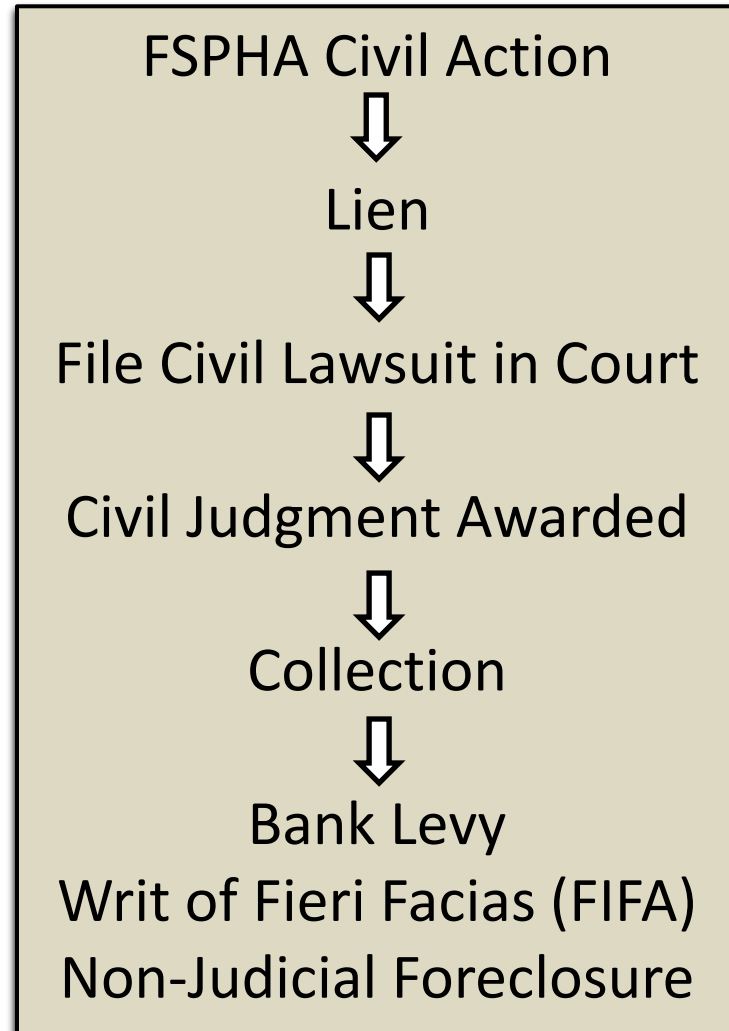
Architecture

- Many updates to your home can be made without approval by the board. Below are the architectural items that **DO NOT** need board approval.
 - Repainting your house (same or similar neutral color)
 - Replacing “existing” windows
 - Planting or removing trees
 - Replacing garage door (neutral color)
 - Front/sliding door replacements (neutral color)
 - Roof replacements (from 3-tab to architectural shingles)
 - Improving your walk way to the home, whether it be replacing the brick with concrete or stones
- All other architectural changes will need to be submitted to the association architectural team for approval.



Legal Update

- Assessment Arrears:
 - Previous
 - 1 Judgment cleared
 - Current:
 - 2 Judgments awarded
 - Non-Judicial Foreclosure is next step in both cases
 - Pending:
 - 5 Homeowners over 3 quarters in arrears
- Architecture (Breach of Contract)
 - Current: 3
 - Pending: 3



Budget

Security Contract:
Suitable contract not available.

Comcast Contract Increase:
\$2377.75

Tree Removal Budget:
No Change

Maintenance Project Budget:
No Change

Doggie Bags Increase:
\$25.00

Landscaping visits increased:
(4 total extra visits)
\$1400.00

Estimated Delinquencies
Decreased:
- \$611.00

	FY 2019 (1 July 18 - 30 June 19)	FY 2020 (1 July 19 - 30 June 20)
Dues percentage increase/ decrease from previous FY		2.60%
Contract Expenses		
Cable Contract	\$ 50,243.00	\$ 52,620.75
Security Contract	\$ -	\$ -
Trash Contract	\$ 31,920.00	\$ 31,920.00
Total	\$ 82,163.00	\$ 84,540.75
Common Area Expenses		
Landscaping Contract	\$ 16,800.00	\$ 16,800.00
Tree Removal	\$ 7,000.00	\$ 7,000.00
Miscellaneous (4 extra landscaping visits)	\$ 1,400.00	\$ 2,800.00
Doggie Bags	\$ 200.00	\$ 200.00
Maintenance Projects	\$ 5,400.00	\$ 5,400.00
Total	\$ 30,800.00	\$ 32,200.00
Admin Expenses		
Website	\$ 200.00	\$ 200.00
Electronic Bill Pay (~2% of each payment)	\$ 1,200.00	\$ 1,200.00
Attorney Fees	\$ 725.00	\$ 725.00
Bank Charges	\$ 25.00	\$ 25.00
Contract Insurance	\$ 1,100.00	\$ 1,100.00
Postal Fees	\$ 125.00	\$ 150.00
Miscellaneous	\$ 100.00	\$ 100.00
Office Supplies	\$ 100.00	\$ 100.00
Postage	\$ 100.00	\$ 100.00
Printing	\$ 100.00	\$ 100.00
Total	\$ 3,775.00	\$ 3,800.00
Expenses Total	\$ 116,738.00	\$ 120,540.75
Savings Contribution	\$ 2,500.00	\$ 2,500.00
Income		
Revenue Needed	\$ 119,238.00	\$ 123,040.75
Estimated Delinquencies (~2.5% to 3%)	\$ 3,654.00	\$ 3,043.00
Total Revenue Needed	\$ 122,892.00	\$ 126,083.75
Total Annual Assessment	\$ 122,892.00	\$ 126,083.75
Annual Member Assessment	\$ 924.00	\$ 948.00
Quarterly	\$ 231.00	\$ 237.00
Monthly	\$ 77.00	\$ 79.00
		\$ 24.00
		Annual Increase in Dues



Election of New Board Members

- 2 Positions Available
 - Billets are voted on after first board meeting.
- 2 Year Positions
- Any Volunteers
- Any Nominations

Board Members

President:	(Vacant)
Vice President:	Ms Mary Hackett
Treasurer:	Ms Susie McCormack
Common Areas:	Mr Steven Ward
Architecture:	Ms Deborah Kelsey
Secretary:	Mr James (Pat) Abell
Board Member:	(Vacant)

Non-Board Members

Financial Secretary: Ms Megan Maloney

Special Skills:

Accounting
Bookkeeping
Programming
Carpentry
Handyman
Law



Homeowner Comments or Unfinished Business



Meeting Adjourned

Thank you for your attendance