

Trey Van Condos
December 2011 HOA meeting minutes

December 16, 2011 7pm meeting begins
Unit #1 & #3 Josh and Cindy attending

Review 2011 improvements to Property

Front and Back Decks were stained in July
Garage aprons and walkways redone on units 1 & 3. Unit 2 to be done asap,
spring/summer 2012
Landscaping to front burm areas
Lots of lawn care and maintenance -- did a lot of weed and feed and watering -- lot of
improvement.
Primer and paint spots on exterior around bottom of walkways and garage.
Cindy will get bids for lawn care for 2012 summer.

2012 proposed improvements and special assessment

Need additional gravel in driveway. Cindy will get bids for spring 2012. Special
Assessment will likely be due late May early June. Estimating \$500-\$700 each unit.
Possible that HOA will have the funds to cover this and no special assessment.

2011 Financials

Bought new lawn mower, sprinklers, landscaping materials, weed and feed exterior paint
and primer and deck stain. Spent \$1200 on labor and \$237.03 for materials.
Spent \$435 on snow plowing and \$320 for roof removal of ice dams and shoveling.

Unit 2 foreclosure final. Bank paid passed due HOA dues up to Dec and special
assessment for cement work.
After subtracting \$2700 special assessment Balance in HOA account as of Dec 15, 2011
is \$4,961.91.

2012 Proposed Budget

Approved

2012 Proposed Budget per Month

Monthly Income		750.00
Expenses – Fixed		
Insurance (291.25 quarterly)	97.08	
Water/sewer	190.50	
Garbage (for all 3 units)	71.25	
POA Dues (891.36 per year)	74.28	
Total Fixed Expenses		<u>433.11</u>
Expenses – Estimated		
Winter – snow plowing 80 month (2x month for 4 months Dec-March) 320 year/12		26.00
Roof Snow Removal \$750 each time 2x season = 1500 year/12		125.00
Total Est snow removal		<u>151.00</u>

Summer – lawn maint
16 weeks (June – September)
75 per week = 1200 year/12 100.00
(this is rough est does not include
Watering, Weed control or gas for mower)

Misc Expenses

Office supplies, checks, postage,
Yearly business filing (35.00)
Estimate 96 year 8.00

Total Estimated Expenses 259.00

Total Fixed and Estimated Expenses Monthly 692.11

Bal \$57.89