



Board Of Directors Meeting Minutes November 17, 2008

Attendance:

BOD Members Present: Todd Harwood, Chris Zangara, David McAlexander, Bob Brethen, Rich Willis

Membership Present: Clint Mathis, Joyce Mathis, Williams Ferguson, Randy Berault, Dawn Calhoun.

- 7:02pm - Todd Harwood called the meeting to order, and explained that the purpose of this meeting is to ratify the 2009 budget.
- 7:04pm - the Board **approved the minutes of the previous meeting**. Those minutes will be posted to the website with all confidential homeowner information excised.
- 7:06pm - David McAlexander presented the Financial Update:
 - Currently we have about \$2,200 in dues outstanding, which is within expectations.
 - We have over \$88,000 cash in the bank.
 - Water and power expenses should be going down shortly, as the pool is drained, and it is time to shut down the irrigation system.
- 7:10pm - David explained parts of the 2009 budget and took questions from the members present:
 - Currently, we have approx. \$145,000 in reserves. The reserves are intended for infrastructure needs, such as long-term equipment and buildings, not operating funds.
 - Our annual budget is approx. \$183,000.
 - The reserve study does not include an inflationary component.
 - *How much do we have set aside for emergency needs?* David stated that the largest expense not covered by insurance would be pool resurfacing, which will be paid in cash from the reserves.
 - *Another homeowner asked about the lien/foreclosure process:* Todd explained the due process by which we work through these issues with homeowners. Once a foreclosure has been sent to our attorneys, it is out of our hands.
 - *How do we determine the % of the budget kept in reserves?* The amount of money in the reserves is determined by the Life expectancy of every item, and it's replacement cost. That cost is divided by the number



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- of months in the life, and funded monthly. This was laid out in a reserve study in 2004.
- *Is there a limit to how high we can fund the reserves?* No, but the income on the amount we have invested. The HOA is non-profit, so we must funnel all the cash to our reserve accounts.
- *What will we do with any extra money in the budget?* We will use it to fund reserves. Also, we have discussed the idea of building a nature trail in the 6 acres the Association owns behind the clubhouse.

- 7:35pm – Todd invited other questions about the budget prior to ratifying it:
 - *What is the website expense?* The \$750 includes all expenses related to the website – hosting, name registration, and site updates – included into one line item.
 - *Is there a bidding and approval process for contracts such as landscaping and the pool?* Yes – these contracts are reviewed annually. All contractor expenses are reviewed for service level.
 - *Can we expand the hours the pool is available to homeowners, or could we use a pass for access at all times?* We have changed the pool hours to accommodate homeowner requests.

- 7:40pm – **The Board voted to ratify the 2009 Annual Budget.**

- 7:44pm – Committee Reports:
 - The Social Committee hosted the Fall Festival in October, which was successful and well-attended. They are discussing a Christmas Party in December.
 - Dawn Calhoun updated the Clubhouse activities: there are now three Girl Scout Troops using the Clubhouse each month, and in exchange, the Girl Scouts will be responsible for the neighborhood Christmas decorations. Rentals are up, and the clubhouse is being used more often. Also, Yoga classes in the Clubhouse will be starting again soon.

- 7:49pm – David will arrange for winterizing the irrigation system.

- 7:53pm – **The Board set the date of the Annual meeting as January 27** at 7pm. Possible locations include Huntersville Town Hall, Union Grove Baptist Church, and Barnett Elementary. Cass will reserve a location.