

Lipoma Firs North HOA Board of Directors Meeting Minutes

Meeting Date/Time: Thursday, October 8th, 2009, 6:15-7:45PM

Meeting Location: South Hill Pierce County Library

Attendees: Ken Moan, Mercedes Rippel, Katherine Yaeger

- 1) Call to order at 6:20 PM,
- 2) September 24th, 2009 - Minutes approved.
- 3) Director Reports
 - a) Treasurers Report for September 2009 to be posted to Website.
 - i) September 2009 income: \$1637.08
 - ii) September 2009 expenses: \$6308.73
- 4) Management Report
 - i) Summary of violations – To provide to BOD. J.C. Higgins provided further details to the BOD, Ongoing.
 - ii) J.C.Higgins to perform neighborhood inspection, update BOD, ongoing.

Delinquencies: 63/292 homeowners are delinquent on HOA dues (19% vs 22% in August) for a total of \$19,018.22

- 5) Committee Reports
 - a) ACC - Drew Fellenz reported there was one rejected and letter was sent by JC Higgins.
 - b) Social – No Report from Social Committee.
- 6) Old Business
 - a) La Vista – park use and share in maintenance expense: Don Campbell to look into why La Vista does not share in the maintenance costs when they advertise the parks and baseball field as a feature of their community. Obtain CC&R's for La Vista and explore a shared maintenance with them. **Waiting on answer, ongoing since April 3rd. BOD looking into starting a letter to negotiate to help pay for the maintenance.**
 - b) Discussed ways to get information to homeowners. Agreed to write letter which will be primarily hand delivered by BOD and homeowner volunteers. Use USPS only for homeowners with out-of-community mailing address. Letter to include information on Website, BOD monthly meetings, social committee activities, volunteers needed, street parking, garage sales, satellite dishes, etc. **Waiting on review of letter.**
 - c) We need a committee for the Common Fences to be stained – **need volunteers. Ongoing – we did not buy paint waiting for sale.**

7) New Business

- a) Review and change as necessary the agenda Don sent for annual meeting (Thanks for putting this together Don) **Approved Final Annual Agenda.**
- b) Website Ken discussed – **Nathan to help Teresa.**
- c) Talked about Budget proposals Don sent. **All agreed and Don will send final.**
- d) CCR's to new owners to hand out when they move in. **Board members Ken and Mercedes willing to.**
- e) CA DAY on October 3rd – **Mercedes and Katherine will plan on attending.**
- f) Future BOD Meetings (all at South Hill Pierce County Library unless otherwise noted):
 - September 2009 9/24/09 7:00PM to 8:30PM
 - October 2009 10/08/2009 6:15PM to 7:45PM
 - November 2009 11/11/2009 6:15PM to 7:45PM

8) Open Forum

- a) Reported endeared eagle and Red headed woodpecker to keep a look out and report to the fish and game to save the community. If you see them let us know, **Revisited again, homeowner stated Eagle is on 7th Green.**
- b) Talked about street parking – homeowners were advised to call police or fire department if cars are parked on sidewalks, blocking driveways, mailboxes and fire hydrants. Our streets are public streets, so we cannot tow vehicles from public streets. **Discussed again!**
- c) **Sandwich Boards are done on order and will be out by the Annual Meeting.**

9) Adjourned at 7:45 PM

Treasurers Report October 2009

	October 2009	Year to Date	YTD Budget	Variance	Annual Budget
Income	\$1,637.08	\$74,418.05	\$68,558.30	\$5,859.75	\$82,270.00
Expense	\$6,308.73	\$67,198.38	\$68,559.90	\$1,361.52	\$82,270.00

Accounts Receivable: \$17,465.33 (\$17,582.26 Sept. 2009)

- 67 of 292 lots owe dues or fines (5 are under \$100.00)

HOA Cash Assets: \$ 91,725.48

Variances:

<u>Expense</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	
• Property Insurance	\$ 2,874.05	\$ 2,505.00	Small overrun
• Legal	\$ 295.00	\$ 1,000.00	Good savings
• Supplies	\$ 1,651.89	\$ 500.00	Large overrun by year end
• Electricity	\$ 5,166.05	\$ 5,800.00	On track by year end
• Water	\$ 7,541.75	\$14,000.00	Great savings
• Irrigation System	\$ 1,458.06	\$ 250.00	Large overrun
• Miscellaneous	\$ 345.77	\$ 1,000.00	Small savings

Notes:

- Large variances are addressed in 2010 budget.
- As near as I can tell, the budget numbers for both Income and Expense are based on annual dues of \$282.00. A dues increase to \$300.00 was proposed at the March 4, 2009 annual meeting, but was not approved. I'm not sure why the budget is based on dues of \$282.00.
- 2009 approved annual dues income should be \$77,263.20 or \$264.60 times 292 Lots. As approved at the March 4, 2009 annual meeting.
- Monthly Budget equals annual budget divided by 12months.