



# Community Meeting

November 10, 2021





# Board Introductions

**FG** Frank Grimes  
President

**AM** Andrew Milota  
Vice President

**JH** Justin Haygood  
Treasurer

**JG** Justin Gross  
Member At Large



# 2021 In Review

# 2021 Budget 1/1 - 10/31

Collected Revenue: \$132,004.39

Budgeted Revenue: \$123,840.00

Includes \$11432 in unpaid dues: \$2981 in paid interest, \$4931 in collected past due accounts, \$8400 in initiation fees, and \$3207.90 in lease permit fees.

Operating Expenses: \$104,028 (Budgeted: \$111,427)

Reserve Expenses: \$71,610 (Budgeted: \$0)

Reserve Expenses included the Pool House Renovations.

Operating Expenses savings are mostly due to not needing as much padding on specific line items.

Operating Balance as of 9/30: \$87,452

Reserve Balance as of 9/30: \$29,244

The Board has approved moving \$50,000 from Operating Balance to Reserve Balance to offset the expenses made during 2021

# Pool House Reno



## New Roof

Old roof was leaking, so we had to replace it



## New Doors

Old doors were not up to code



## New Siding & Gutters

Old vinyl siding was cracked and aging.

Replaced with Hardy Plank



## Fresh Ext. Paint

Required due to new siding



## New Lights

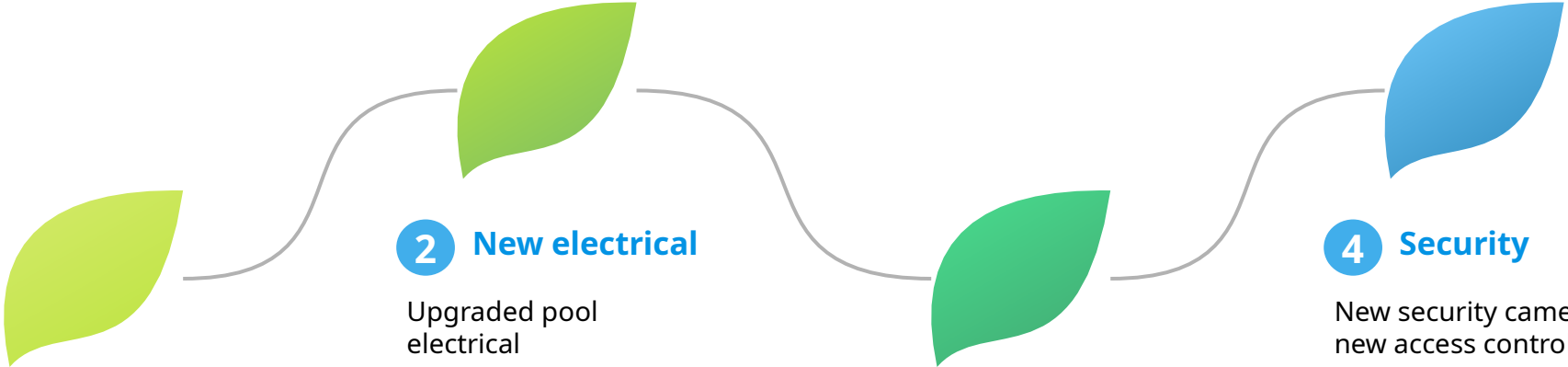
Required by code



## New Sidewalk

Safer

# Pool Upgrades

- 
- 1 New Pump Motors**  
We now have 2 brand new pump motors

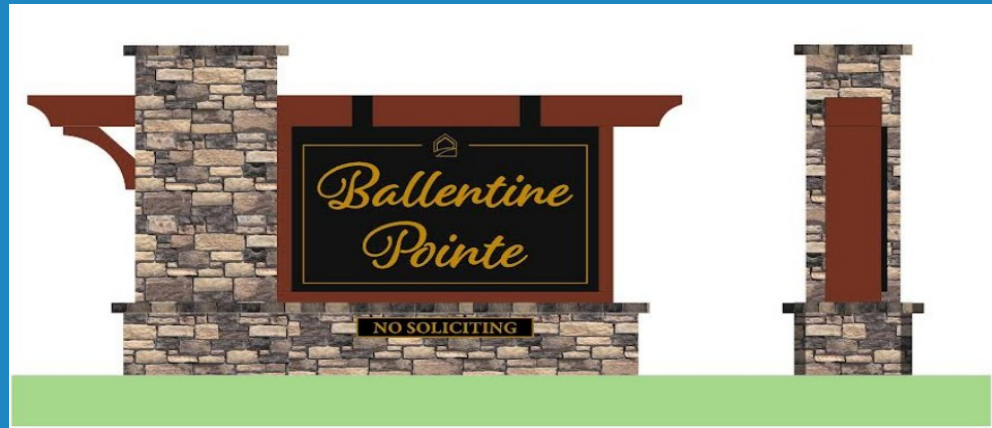
- 2 New electrical**  
Upgraded pool electrical

- 3 In-Pool Lights**  
We've fixed electrical issues keeping pool lights from working. Planned to replace bulbs with LEDs in 2022

- 4 Security**  
New security cameras + new access control system

# Remaining 2021 Projects

New Entrance Signs On Boulder Run &  
Baywood Way





# 2022 Budget





# Major Changes

LP

## Lease Permit Fee

\$240 Annually, Due October Every Year

Payable By Owner, Not Residents

As of October 6, 2021, there were 58 leased homes

QD

## Quarterly Dues

\$120 Per Quarter. Increase From \$90

Covers Inflation + Funding For New Projects

OP

## Fully Funded Operating Budget

Prior Years Depended On excess funds to cover operating expenses.

Starting in 2022, we will fund operating budget entirely from annual dues.

RP

## Reserve & Development Funds

Increased deposits into reserve funds. We know of several upcoming expenses that will be paid.

New amenity development fund in order to cover costs to develop HOA property for the benefit of our residents.

# Other Highlights



## Social Events

Increased Social Event Budget



## Holiday Decorations

Dedicated Funding For Holiday Decorations



## Pool

Increased Funding Around Pool Maintenance To Reflect Actual Cost



## New Signs

Our new signs will be funded from the 2022 Budget



## Excess Funds

All excess funds will be deposited into non-operating accounts

\* Excess Funds Include Initiation Fees, Lease Permit Fees, and Paid Collections

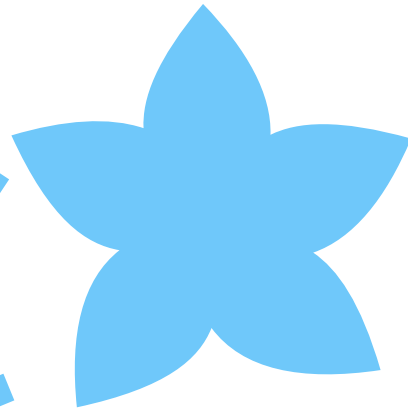


**We Need Volunteers**

# Volunteer Opportunities

## Board Member

We are down one board member



## Social Events

Plan, Organize, and Operate various Social Events Throughout The Year

## Information

Marquee Signs, Email Blasts, Newsletters, Social Media



## Pool & Landscape

Pool, Soccer Field, Entrance Signs, and other amenities



# Example Amenity Proposals

# Community Garden

Residents have proposed installing a community garden on the HOA owned property at 605/625/629 Boulder Run

# Playground

Many residents over many years have requested a bigger, larger, better playground to be installed near the soccer field

# Walking Path

Installing a walking path around the soccer field to be used by residents.



# Dog Park

The background features a solid blue field. On the right side, there are large, curved, abstract shapes in white and light green, resembling stylized leaves or petals. On the left edge, there are smaller, overlapping curved shapes in light blue and light green.



# Community Reminders

The background is a solid blue color. On the left side, there are abstract shapes: a large white curved shape at the top and a green leaf-like shape below it. On the right side, there are more abstract shapes in light blue and green.

Pick Up After Your Pets

# Maintenance

Power Washing / Painting House – *Deferred  
Until June 2022.*

Keep Weeds Out Of Yard & gardens

Clean up holiday decorations and signs in a  
timely manner

# No Parking On Street

(g) Parking. No Owner or Occupant may keep or bring onto the Property more than a reasonable number of vehicles per Lot at any time, as determined by the Board; provided, however, the Board may adopt reasonable rules limiting the number of vehicles which may be parked at the Property. Vehicles only may be parked in garages, designated parking spaces or other areas authorized in writing by the Board or Declarant.

- (b) No person shall park or cause to be parked, on any county road or any property maintained by the county or its political subdivisions, any vehicle overnight or for any other period; provided, however, that disabled vehicles may remain on such property, in an area safely out of the flow of traffic, for a reasonable period not to exceed 24 hours, which time limit may be waived by the office of the county sheriff or marshal, provided further, however, that a vehicle may be parked on such property safely out of the flow of traffic for a reasonable time as is required to first clear a location on the site, and off of the county road, for parking, but in no case shall such vehicle be permitted to remain on such property for a period exceeding eight hours; any such vehicle violating any provision of this subsection may be impounded by the county and/or the marshal may issue a citation to the owner or operator of such vehicle. Neither the county nor any of its political subdivisions or employees or agents shall be responsible for any charges incurred or damages sustained in the towing and storage of such vehicles.



# Q&A – Open Floor

Thank you!

