

GRAF MEADOWS

HOME OWNERS ASSOCIATION

Welcome Homeowners

2013 YEAR END ANNUAL
GENERAL OPEN MEETING
OCTOBER 28th, 2014



Agenda

- ☐ Introduction by President
- ☐ Reports by Board Members and Community Liaison
- ☐ BOD Elections & Committee Signups
- ☐ Questions & Answers / General Discussion
- ☐ Raffle, Adjournment, Refreshments

2013-14 Board of Directors, Others

Directors	Current Position	BOD Term Ends
Brian Stout	President	Jan'15
Chris Scheer	Secretary	Jan'14
Dan DiMatteo	Treasurer	Jan'15
Brian Stout	ARC	Jan'15
Sohel Sayed Hussain	Landscaping	Jan'14
Sherri Kurczewski and	Social	Jan'14
Tina Hackley	Social	

Other Members

Marty Moyer	Community Liaison
Open	Webmaster
Reviewing	Directory Editor

Heads-up for later!

- ❖ We're looking for a few more good folks to join the Board
- ❖ All new members will enjoy a 2 year term on the Board
- ❖ Roles & responsibilities will be decided at the 1st meeting of the new Board
- ❖ This is a great opportunity to give a small amount of time back to the community and help make our neighborhood the kind of place we all want it to be.
- ❖ HOA Dues waived

What Does the BOD do?

❑ **President**

- Holds semi-monthly meetings in person or via email
- Organizes annual general membership meeting, w/ other board members

❑ **Treasurer**

- Collects assessments
- Produces and maintains a budget
- HOA financial oversight, incl. receivables, payables,

❑ **Secretary**

- Arranges meetings, publishes minutes, etc

❑ **ARC Chair (Architectural Review Committee)**

- Responds to ARC requests

❑ **Landscaping Chair**

- Manages upkeep of main development entrance

❑ **Activities Chair**

- Organizes yearly social events

❑ **Other members**

- (Graf Meadows) Directory Editor
 - Publishes updated neighborhood directory
- Webmaster
 - Manages Graf Meadows Home Owners Assoc website (<http://www.grafmeadows.com>)
- Neighborhood Watch Liaison
 - Receive and distribute crime and public safety information

What Happened in 2013?

☐ Presidents Update

- Brian Stout

☐ Financial Update by Treasurer

- Dan DiMatteo

☐ ARC Update

- Brian Stout

☐ Landscaping Update

- Soheli Sayed Hussain

☐ Secretary Update

- Chris Scheer

☐ Update on Social Events

- Tina Hackley & Sherri Kurczewski

Graf Meadows Homeowners' Association

Balance Sheet Standard

As of December 31, 2013

Dec 31, '13

ASSETS

Current Assets

Checking/Savings

Washington Mutual Checking ▶ 11,243.03 ◀

Total Checking/Savings 11,243.03

Accounts Receivable

Accounts Receivable 1,668.00

Total Accounts Receivable 1,668.00

Total Current Assets 12,911.03

TOTAL ASSETS 12,911.03

LIABILITIES & EQUITY

Equity

Opening Bal Equity -319.50

Retained Earnings 14,178.47

Net Income -947.94

Total Equity 12,911.03

TOTAL LIABILITIES & EQUITY 12,911.03

Graf Meadows Homeowners' Association

Balance Sheet Standard

As of December 31, 2012

Dec 31, '12

ASSETS

Current Assets

Checking/Savings

Washington Mutual Checking ▶ 13,858.97 ◀

Total Checking/Savings 13,858.97

Accounts Receivable

Accounts Receivable -100.00

Total Accounts Receivable -100.00

Other Current Assets

Undeposited Funds 100.00

Total Other Current Assets 100.00

Total Current Assets 13,858.97

TOTAL ASSETS 13,858.97

LIABILITIES & EQUITY

Equity

Opening Bal Equity -319.50

Retained Earnings 12,894.82

Net Income 1,283.65

Total Equity 13,858.97

TOTAL LIABILITIES & EQUITY 13,858.97

Graf Meadows Homeowners' Association

Profit and Loss Prev Year Comparison

December 31, 2012 through December 31, 2013

	Dec 31, '12 - Dec 31, '13	Dec 31, '11 - Dec 31, '12	\$ Change	% Change
Income				
Annual Maintenance Assessment ▶	9,200.00 ◀	8,816.00	384.00	4.4%
HOA Discount	<u>-1,530.00</u>	<u>-930.00</u>	<u>-600.00</u>	<u>-64.5%</u>
Total Income	<u>7,670.00</u>	<u>7,886.00</u>	<u>-216.00</u>	<u>-2.7%</u>
Gross Profit	7,670.00	7,886.00	-216.00	-2.7%
Expense				
Association Operation				
Gift Cards	100.00	105.50	-5.50	-5.2%
GMHOA Web-site	0.00	215.40	-215.40	-100.0%
Meeting Room Rental	60.00	60.00	0.00	0.0%
Office Supplies	166.24	247.24	-81.00	-32.8%
PO Box Rental	0.00	150.00	-150.00	-100.0%
Postage	<u>45.75</u>	<u>40.50</u>	<u>5.25</u>	<u>13.0%</u>
Total Association Operation	371.99	818.64	-446.65	-54.6%
Community support				
Special Projects	809.55	0.00	809.55	100.0%
Social	<u>1,123.91</u>	<u>1,013.24</u>	<u>110.67</u>	<u>10.9%</u>
Total Community support	1,933.46	1,013.24	920.22	90.8%
Insurance	1,026.00	1,025.00	1.00	0.1%
Landscaping				
Maintenance	3,006.97	3,105.00	-98.03	-3.2%
Landscaping - Other	<u>1,993.75</u>	<u>0.00</u>	<u>1,993.75</u>	<u>100.0%</u>
Total Landscaping	5,000.72	3,105.00	1,895.72	61.1%
Taxes, Licenses & Fees	50.00	200.00	-150.00	-75.0%
Uncategorized Expenses	0.00	48.00	-48.00	-100.0%
Utilities				
Water	<u>235.77</u>	<u>392.47</u>	<u>-156.70</u>	<u>-39.9%</u>
Total Utilities	<u>235.77</u>	<u>392.47</u>	<u>-156.70</u>	<u>-39.9%</u>
Total Expense	<u>8,617.94</u>	<u>6,602.35</u>	<u>2,015.59</u>	<u>30.5%</u>
Net Income	<u><u>-947.94</u></u>	<u><u>1,283.65</u></u>	<u><u>-2,231.59</u></u>	<u><u>-173.9%</u></u>

ARC Update (2013)

- ❑ 2 reported house color change**
- ❑ 1 fence upgrades / multi-lot issue**
- ❑ 0 retaining wall additions**
- ❑ 1 solar panel question**
- ❑ 1 tree removal & landscaping changes**
- ❑ 0 complaints by homeowners about paint color choices**
- ❑ 0 non-ARC related request**

Landscaping Update

- ☐ **Greg Ralston retired in 2013. Thanks and well wishes given to him and his family for his years of service.**
- ☐ **New commercial/residential landscape contractor was hired from 3 bid process. They are currently maintaining the common area public lawns, shrubs and trees along Springville Rd. Seasonal flowers have been added in at the entrance as part of the new contract. Additionally they have contracted with multiple homeowners as well for private home landscaping and maintenance contracts.**
- ☐ **Street Trees - New Topic**

Easter Egg Hunt and Labor Day BBQ

Both were successful this year.

**Please watch for announcements for next
years Easter Egg Hunt and Labor Day BBQ
on the side of your local mailbox**

BOD Elections & Committee Sign-ups

□ Election of new Board of Directors members

- We need 3 volunteers (for 2-yr. terms)
 - 3 Board members retiring
 - Board roles determined after election by the Board members at Annual General Meeting

□ Volunteers for the Committees

- Webmaster
- Landscaping
- ARC Chairperson

Community Liaison

- ❑ **Summary, thoughts by Marty Moyer**

Presidents Update

- ❑ **General Issues Brought up During 2013/2014**
- ❑ **Update on Pet Cleaning Stations / Park Trailway**
- ❑ **Email/Contact/Electronic Directory Request and Update**
- ❑ **Request from Homeowners re: Garbage/Recycle Cans**
- ❑ **Mailbox Postings / HOA usage**
- ❑ **Request and comments regarding additional entry/speed signs**
- ❑ **Open for Comments, Suggestions, Improvements**

[illegible]

Raffle, Adjournment, Refreshments

Thank You For Coming

PLEASE! Drive Home Safely