



2015 GRAF MEADOWS HOME OWNERS ASSOCIATION ANNUAL GENERAL MEETING

October 27, 2015

Agenda

- ⦿ General Introductions
- ⦿ Current Board of Directors
- ⦿ Financial Update
- ⦿ ARC/Landscaping Update
- ⦿ Community Liaison Update
- ⦿ BOD Elections and Committee Sign Up
- ⦿ Q&A, General Discussion
- ⦿ Summary, Adjournment, Raffle

Current Board of Directors

Directors	Current Position	BOD Term Ends
Beth Westley	President	Oct '16
Chris Scheer	Secretary	Oct '15
Dan DiMatteo	Treasurer	Oct '16
Brian Stout	ARC/ Landscaping	Oct '16
Sherri Kurczewski	Social	
Tina Hackley	Social	
Jeff Yates	Webmaster	
Marty Moyer	Community Liaison	
Not Filled	Communication/Directory	

- ⦿ Please consider joining the board. We need you!
- ⦿ New members serve/enjoy a 2 yr term.
- ⦿ Great opportunity to help make the neighborhood a special place to live.

Financial Update – Dan DiMatteo

● 2016 Projected Income

- \$ 7,200 From HOA Assessments
(79 Homes)
- \$ 1,165 From Delinquent Assessments
(4 Assessment(s) over a year old)

Financial Update – Dan DiMatteo

Expenses

	2015 Actual	2016 Projected
Landscaping	3323	3400
Utilities	1059	1100
Association Operation	114	375
Community Support	609	630
Taxes	50	50
Total	5155	5555

Financial Update – Dan DiMatteo

Projected 2016 Balance Sheet

● 2015 Ending Balance	\$14,955
● 2016 Income	\$7,200
● 2016 Expenses	(\$ 5,555)
● 2016 Ending Balance	\$16,600

Graf Meadows Homeowners' Association

Balance Sheet Standard

As of October 25, 2014

Oct 25, '14

ASSETS

Current Assets

Checking/Savings

Washington Mutual Checking ▶ 5,875.27 ◀

Total Checking/Savings 5,875.27

Accounts Receivable

Accounts Receivable -340.00

Total Accounts Receivable -340.00

Other Current Assets

Undeposited Funds 200.00

Total Other Current Assets 200.00

Total Current Assets 5,735.27

TOTAL ASSETS 5,735.27

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable 150.34

Total Accounts Payable 150.34

Total Current Liabilities 150.34

Total Liabilities 150.34

Equity

Opening Bal Equity -820.00

Retained Earnings 11,912.53

Net Income -5,507.60

Total Equity 5,584.93

TOTAL LIABILITIES & EQUITY 5,735.27

Graf Meadows Homeowners' Association

Balance Sheet Standard

As of October 25, 2015

Oct 25, '15

ASSETS

Current Assets

Checking/Savings

Washington Mutual Checking ▶ 9,201.92 ◀

Total Checking/Savings 9,201.92

Accounts Receivable

Accounts Receivable 1,165.20

Total Accounts Receivable 1,165.20

Other Current Assets

Undeposited Funds 2,338.00

Total Other Current Assets 2,338.00

Total Current Assets 12,705.12

TOTAL ASSETS 12,705.12

LIABILITIES & EQUITY

Equity

Opening Bal Equity -2,000.00

Retained Earnings 20,472.17

Net Income -5,767.05

Total Equity 12,705.12

TOTAL LIABILITIES & EQUITY 12,705.12

Graf Meadows Homeowners' Association

Profit and Loss Prev Year Comparison

January 1 through October 25, 2015

	Jan 1 - Oct 25, '15	Jan 1 - Oct 25, '14	\$ Change	% Change
Income				
Annual Maintenance Assessment ▶	400.00 ◀	0.00	400.00	100.0%
HOA Discount	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Income	<u>400.00</u>	<u>0.00</u>	<u>400.00</u>	<u>100.0%</u>
 Gross Profit	 400.00	 0.00	 400.00	 100.0%
 Expense				
Association Operation				
GMHOA Web-site	95.40	71.40	24.00	33.6%
Office Supplies	0.00	58.84	-58.84	-100.0%
PO Box Rental	0.00	150.00	-150.00	-100.0%
Postage	<u>0.00</u>	<u>91.50</u>	<u>-91.50</u>	<u>-100.0%</u>
Total Association Operation	95.40	371.74	-276.34	-74.3%
 Community support				
Social	<u>609.11</u>	<u>630.79</u>	<u>-21.68</u>	<u>-3.4%</u>
Total Community support	609.11	630.79	-21.68	-3.4%
 Insurance	 1,030.00	 1,027.00	 3.00	 0.3%
Landscaping				
Maintenance	23.00	0.00	23.00	100.0%
Landscaping - Other	<u>3,300.00</u>	<u>2,475.00</u>	<u>825.00</u>	<u>33.3%</u>
Total Landscaping	3,323.00	2,475.00	848.00	34.3%
 Taxes, Licenses & Fees	 50.00	 50.00	 0.00	 0.0%
Utilities				
Water	<u>1,059.54</u>	<u>953.07</u>	<u>106.47</u>	<u>11.2%</u>
Total Utilities	<u>1,059.54</u>	<u>953.07</u>	<u>106.47</u>	<u>11.2%</u>
 Total Expense	 <u>6,167.05</u>	 <u>5,507.60</u>	 <u>659.45</u>	 <u>12.0%</u>
 Net Income	 <u><u>-5,767.05</u></u>	 <u><u>-5,507.60</u></u>	 <u><u>-259.45</u></u>	 <u><u>-4.7%</u></u>

ARC Update – Brian Stout

- 4 requested house color changes
(all approved per HOA guidelines)
- 2 house color changes w/out request/approval
- 1 roof color change request
- 1 solar panel question/request to add
- 2 tree removal requests/landscaping changes
- 5 tree removals w/out request/approval
- 0 retaining wall or fence requests

Landscaping Update – Brian Stout

- ⦿ Main Entrance Landscape Services
- ⦿ Backflow Check Program
- ⦿ Street Tree Issue, Maintenance, and Neighbor Request

Community Liaison Update – Marty Moyer

- Ordinance 801 – Land Use Board of Appeals
- New North Bethany Elementary School
- Beaverton School District Boundary Changes

Board Of Directors – What Do They Do?

- President – presides at HOA meetings
- Vice President – performs duties as needed, serves as President in their absence
- Secretary-keeps and publishes minutes of meetings, arranges and notifies others of meetings
- Treasurer- collects assessments, pays bills, maintains books

Committees – What Do They Do?

- ⦿ Architectural Review Committee Chair – responds to homeowner requests
- ⦿ Landscaping Chair – manages upkeep of Graf Meadows main entrance
- ⦿ Activity Chair – organizes social events
- ⦿ Webmaster – maintains Graf Meadows website, www.grafmeadows.com
- ⦿ Communication/Directory – publishes neighborhood directory

BOD Elections/Committee Sign Up

- Election of new directors to the HOA Board of Directors
 - ✓ Need 2-3 new members to maintain vibrancy
 - ✓ Board roles determined at first Board meeting
- Volunteers for the Committees
 - ✓ ARC Chairperson
 - ✓ Landscaping
 - ✓ Webmaster
 - ✓ Communication/Directory

Q&A, General Discussion

- ⦿ Neighborhood Social Media Websites
- ⦿ How can we make our neighborhood a better place to live?
- ⦿ What questions/concerns do you have?

Summary, Adjournment, Raffle

- ⦿ Thank you for joining us this evening!
- ⦿ Let's make this a great year.