



Carlson Farms HOA

ANNUAL HOMEOWNER'S MEETING

November 9, 2017



Agenda

- Call to Order
- Introduction of Board Members
- Treasurer Report / Scott
- Proposed Budget for 2018 / Scott
- Landscape Report / Tiffany
- Pool Update / Tiffany
- Facebook / Tiffany
- Accomplishments for 2017
- New Business - Questions, Comments & Concerns / Board



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HOA Treasurer Report 2017

Balance sheet accounts as of the end of Sept:

1) Income - thru September 2017

- Assessment income \$163,087
 - 77% of annual budget collected with 75% of the year complete
- Other Income \$11,809 compared to \$13,657 in 2016 and \$7,745 in 2015
 - We do not budget for other income: late fees, fines, pool fees to replace lost pool cards, legal fees reimbursed, etc.

2) Expenses - thru September 2017

- \$122,334 spent, compared to 157,952.29 in 2016. Legal expenses in 2017 were significantly less, 1/3 of the difference. Fewer pool repairs, no trash day, etc.

3) Cash Balance - As of Sept 30 - \$245,604, compared to \$190,985 in 2016 and \$190,942 in 2015

- Pool reserve fund moved to \$70,492 from \$48,550 last Sept.

4) Delinquencies thru Sept 2017

- \$19,953 Sept 2016, \$23,403 Sept 2015, \$16,138 sept 2014
- \$17,196 from 11 homeowners and in formal collections with the attorney

5) Proposed Budget 2018



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Income for 2018

Codes	Code Description	2018 Budget
	Number of Homes	366
	Annual Income per Home @ 145	580
<u>Income</u>		
3100	HOA Assessments	212,280
3610	Late Fee Revenue	0
3615	Pool Pass Revenue	0
3650	Fine Income (CLARIFY)	0
3680	Legal Fees (reimbursement)	0
3695	Legal Fees (prior years reimbursement)	0
	Other Income	0
3700	Interest Income	0
Total Income		<u>\$212,280</u>

Proposed Budget for 2018

<u>Expenses</u>		
4400	Utilities - Electricity	\$ 8,000.00
4420	Utilities - Gas	\$ 1,500.00
4440	Utilities - Water	\$ 25,000.00
4500	Outside Mtce - Contract Services (Escape)	\$ 56,450.00
4600	Outside Mtce - Other (electrical, plumbing, etc.)	\$ 3,000.00
4620	Spring Cleanup - Trash Removal	\$ 000.00
4640	Outside Mtce - Sprinkler Repair/Maint	\$ 7,000.00
4680	Outside Mtce - Grounds	\$ 2,000.00
4700	Outside Mtce - Snow Removal	\$ 5,000.00
4800	Outside Mtce - Pool Service - PVP contract	\$ 4,000.00
4820	Outside Mtce - Pool Supplies & Repair	\$ 7,000.00
4860	Outside Mtce - Payroll - Contracted (Pool Attendants)	\$ 10,500.00
5000	Admin - Legal Fees - General	\$ 10,000.00
5020	Admin - Legal Fees - Fine collections	\$ 2,500.00
5050	Admin - Management Fees to PPS	\$ 9,500.00
5100	Admin - General Office	\$ 2,000.00
5200	Admin - Board Expenses and Reimbursements	\$ 1,500.00
5220	Admin - Barbeque	\$ 1,600.00
5300	Admin - Tax Consulting Fees	\$ 400.00
5320	Admin - Other Expense	\$ 1,200.00
5330	Admin - Flag maintenance and repair	\$ 500.00
5340	Admin - PPS supplies and expenses	\$ 3,500.00
7500	Fixed Expenses - Insurance	\$ 7,500.00
7600	Fixed Exp - Property Taxes	\$ 500.00
Total Operating Expenses		\$ 168,150.00



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Proposed Special Projects for 2018

Special Projects - 2018 New Projects

9100	Shrub & Tree Replacement	\$	5,000.00
9101	Mulch Replacement	\$	5,000.00
9102	Fence restrain and repair	\$	5,309.00
9103	Miscellaneous Projects - Over runs	\$	2,000.00
	Total Special Projects	\$	17,309.00
	Pool Fund Additional Contribution	\$	21,960.00

Summary of Budget for 2017

Total Income Budget	\$212,280.00
Total Expenses, Pool funding and Special Projects	\$207,419.00
Leftover Surplus in budget	\$4,861.00



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Amended and Restated Covenant

- This was successfully adopted in May 2017.
- To comply with CCIOA (Colorado Common Interest Ownership Act) and Colorado Law.
- To incorporate amendments.

Landscape Report 2017

1) Updates and Changes to our watering system

- New efficient sprinkler heads with check valves installed in the greenbelt area behind the pool.
- Numerous leaks repaired.
- Miss-matched heads are being replaced.

2) Future Planned Projects

- Look at all HOA islands, address those in need of mulch, shrub and tree replacement.

3) Completed Projects

- Nagged about weeds nonstop



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Board Election

Running for re-election to the Board

- Scott Kenyon

Running for election to the Board

- Tiffany Villavicencio - Board member since May 2015



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Pool Update 2017



- Replacement of the pergola.
- Pool reserves are at \$70,000 for major repairs or replacement of the pool.
- One new security camera has been added.

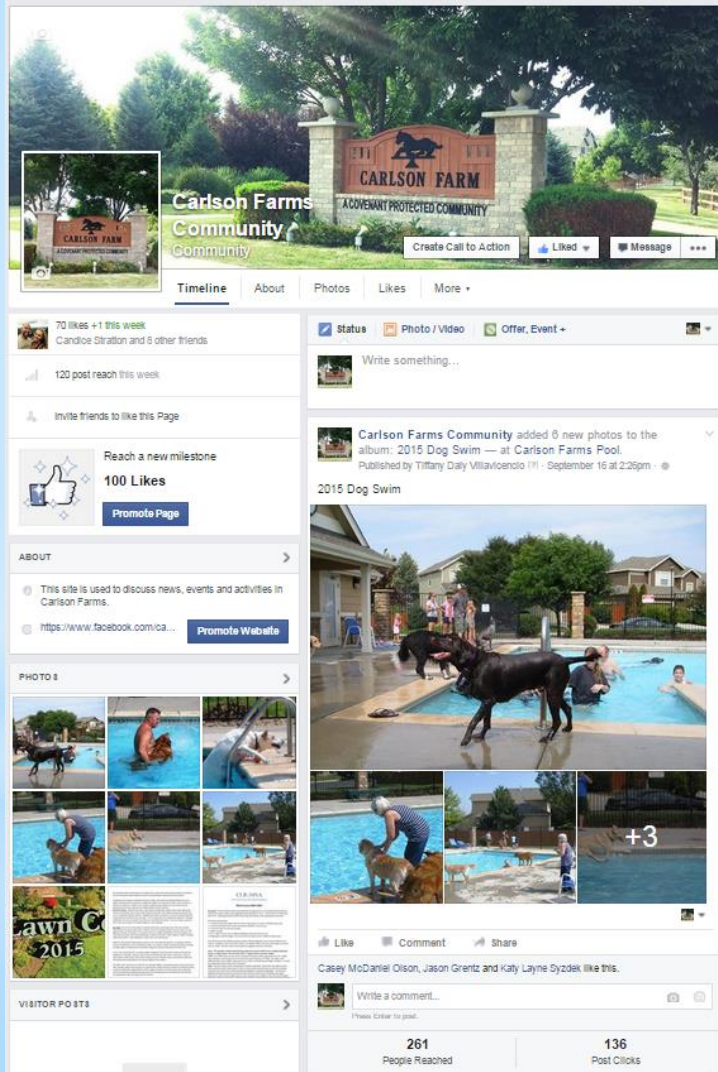
Accomplishments for 2017

- Held our Annual BBQ, cancelled the cleanup day because the town started a cleanup day.
- Held expenses to almost 30,000 less than prior year
- Had a decreased number of incidents at the pool.
- Replaced only 1 camera at the pool, no other large breakdowns this year.
- Fence staining project was started but suspended until spring



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Facebook



- Carlson Farms is on Facebook
- Goal is to improve communication & build a sense of community
- We invite you to “Like” the page & join the conversation!

Facebook.com/CarlsonFarmsHOA



New Business

Questions, comments or concerns?



Thank you for coming tonight!

Thank you for attending and participating
in the Annual Meeting.

Your participation is important and
appreciated!



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