



Carlson Farms HOA

ANNUAL HOMEOWNER'S MEETING

November 20, 2019 7pm



Agenda

- Call to Order
- Introduction of Board Members, Election of Board Members if a quorum is present.
- Treasurer Report / Scott
- Proposed Budget for 2019 / Scott
- Landscape Report / Tiffany
- Pool Update / Tiffany
- Facebook / Constant Contact Tiffany
- Accomplishments from 2019
- New Business - Questions, Comments & Concerns / Board

HOA Treasurer Report 2019

Balance sheet accounts as of the end of Sept:

1) Income - thru September 2019

- Assessment income \$169,770
 - 79% of annual budget collected with 75% of the year complete, 3% better than last year
- Other Income \$21,083 compared to \$102,527 in 2018, \$11,809 in 2017, \$13,657 in 2016 and \$7,745 in 2015, 2018 included \$89,787 in oil lease bonus. In November we received \$73,000 representing 5 months of oil revenue. \$14k of the other income was legal fee reimbursement mostly associated with 1 house
 - 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 2019

- \$188,188 in total, compared to \$145,133 in 2018 \$122,334 in 2017, 157,952.29 in 2016. Key increases over 2018 Sprinkler controller failure and increased landscaping activity, Sprinkler line break that flooded a basement

3) Cash Balance - As of Sept 30 \$381,306, compared to \$368,182 in 2018, \$245,604 in 2017, \$190,985 in 2016 and \$190,942 in 2015. \$122,000 improvement in 2018 came from 2 sources, oil and finishing the pool reserve goal, moving more money per month into the general fund, in 2019, legal fee reimbursement helped improve cash.

- Pool reserve fund moved to \$100,262, compared to \$100,080 in 2018, 70,492 in 2017 and \$48,550 in 2016.

4) Delinquencies thru Sept 2019

- \$12,469 in Sept 2019, the lowest amount in delinquent status in at least the past 5 years. 23,052 in 2018, \$22,750 in 2017, \$19,953 in 2016, \$23,403 in 2015, \$16,138 in 2014
- 16 properties are on the list and 14 are in a collection status at the attorneys.

5) Proposed Budget 2020



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Income for 2020

(no change over 2019)

Codes		Code Description	2020 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
		Oil Income (Anticipated)	180,000
3700		Interest Income	0
	Total Income		<u>\$392,280</u>

Proposed Budget for 2020

Expenses

4400	Utilities - Electricity	\$	8,000.00
4420	Utilities - Gas	\$	1,500.00
4440	Utilities - Water	\$	25,000.00
4500	Outside Mtce - Contract Services (Timberwolf)	\$	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 2020

Special Projects - 2018 New Projects

9100	Shrub & Tree Replacement	\$	5,000.00
9101	Mulch Replacement	\$	5,000.00
	Fence restrain and repair	\$	5,000.00
9103	Miscellaneous Projects - Over runs	\$	2,000.00
	Total Special Projects	\$	17,309.00

Greenbelt 2-rail fence to be replaced with a 3 rail fence \$??

Summary of Budget for 2020

Total Income Budget	\$212,280.00
Total Expenses and Special Projects	\$185,454.00
Leftover Surplus in budget	\$26,821.00



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Landscape Report 2019

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
- Pump controller failed and was replaced
- 2 major pipe failures, one resulted in a flooded basement with a claim against the HOA insurance policy for the cleanup
- Sprinkler control significantly improved this year, lawns were much greener except for the period of time when the controller was out

2) Future Planned Projects

- Look at all HOA islands, address those in need of mulch, shrub and tree replacement.
- Potential fence replacement of the 3 foot 2 rail fence with a 4 foot 3 rail fence along the walking paths to help keep dogs from jumping out of their back yards

3) Completed Projects - New Landscape company hired at beginning of the 2018 season, Timberwolf Landscape.



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Pool Update 2020



- Weak and broken areas of the Iron Fencing repaired and repainted
- All the old green lounge chairs were replaced
- Pool Reserve fund at \$100,000, now the old assessment is being used in the general fund.
- Camera System was replaced with night vision cameras and a DVR based system. No significant vandalism occurred this year



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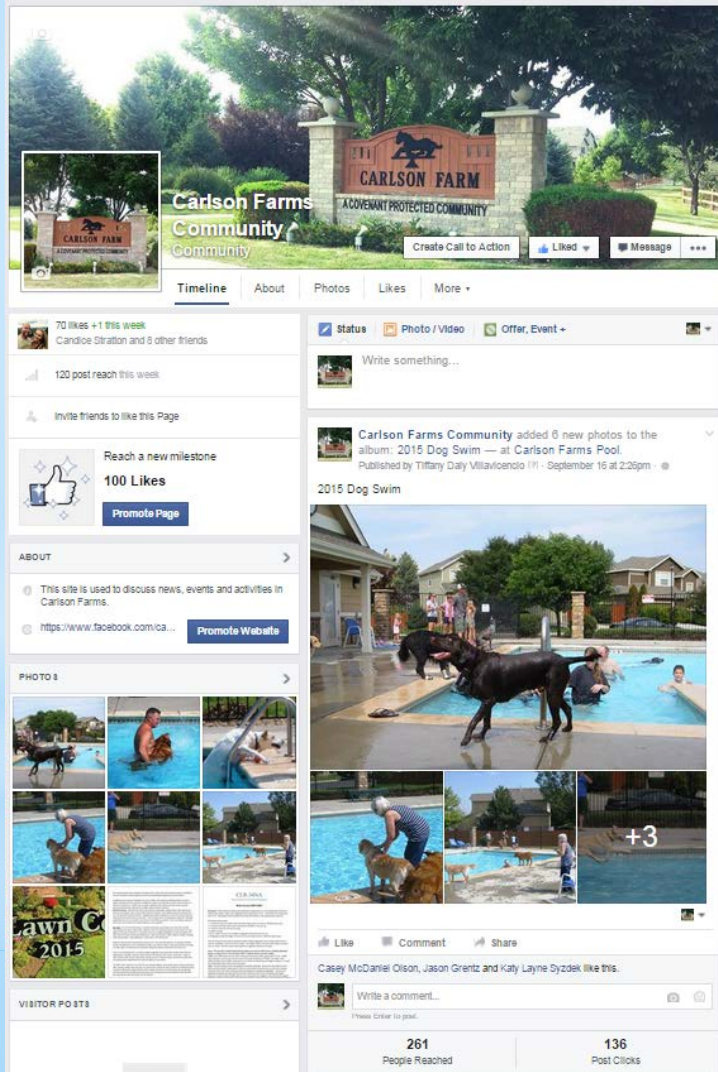
Accomplishments for 2019

- Broken Sport Court was replaced at the Basketball Court
- Padding on basketball poles replaced
- Oil Revenue hasn't yet started
- Had a decreased number of pool incidents this year
- Completed the last sections of the Fence staining project



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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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