

## Hendricks Hill Homeowners Association – 12/03/2018 Meeting

Present: Gena Hutton, Paul Hawkwood, Mike Gelardi, Ken Moszeter, Kelley Borgman, Michelle Hussey, Craig Phillips, Hallie Hoskins, Jim & Sally Boggeman, Laura Spawn, James Beeler, Cheryl Armstrong

Committee updates as follows:

### Roads

The water diverters have not been working well since Pave Northwest came; water is running underneath the diverters instead of over/around them. Michelle has been trying to reach Pave Northwest for applying crack seal around the diverters.

In preparation for potential winter weather, remember we have two bins of salt and ice melt located next to our roads for residents to spread as needed on our hills.

### Landscape

James Cummings (arborist) is coming this week to take down dead branches and trees on common areas. He will return after the first of the year. Please contact Mike Gelardi if you know of trees that appear unhealthy or need attention.

With fires being in the news of late, our thoughts are increasingly on defensible space – removing flammable materials from our yards and common areas, etc. The Board would like to provide resources to residents on maintaining their properties with this in mind, and how we can protect the greater surrounding area against fire.

### Finance

A proposed budget for 2019 was distributed. Based on anticipated ongoing landscaping needs, a slight increase in expenses is projected (total operating budget \$31,200 vs. \$29,900 in 2018).

After extensive discussions about increasing our reserve funds for major infrastructure projects and preparedness for emergencies/disasters, as well as the fact that our reserves are currently far below the “usual and recommended” levels for neighborhood associations of our size, the Board has voted to increase dues to \$200 per lot per quarter beginning in January 2019. Please see the attached 2019 budget breakdown and justification for the dues increase.

### Annual Board Meeting

**January 30, 2019**

**Café Yumm on Broadway, Kirei Room**

**Dinner at 6:00 PM**

**Meeting starts 6:30 PM**

**Elections for new officers happens in January! Interested parties please come.**

		2019 budget	2018 budget	2018 YTD	2017 actual	2016 actual	2015 actual	2014 actual	2013 actual	2012 actual	2011 actual	Checking = 42776 as of end of October
Income	Dues (1866)											
	operating	31200	29900	25,965.00	24,000.00	24,900.00	26,139.20	24,584.59	26,528.25	25,145.00	15705.57	
	road fund									330.00	3931.00	
	special assessments									(64.80)		
	Reserve fund	0	1600									
	Foreclosure Write-Off										-79.36	
	Fines (Fines for Violations)									600.00		
	Interest (1721)									0.00	38.16	
	CD, general						6.03		33.19	43.58	10.78	
	past dues owed						384.14	67.74	20.64	7.94		
	Interest (1721) - Other	60	10	41.76	26.17	13.04			53.83	51.52	48.94	
	Total Interest (1721)											
Total Income		31260	31510	25,996.76	24,026.17	24,913.04	26,529.37	24,584.59	26,582.08	26,036.52	19610.15	
Expense	Annual meeting (1862)	250	250	222.5	389.00	145.00	175.00	159.60	252.00	240.00	260.00	
	Architect (1883)	150	150	0	0.00	0.00	362.25		0.00	0.00	0.00	
	Background Investigations	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	90.00	
	Bank charges (1861)	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Bookkeeping	1000	1000	1000	1,000.00	1,000.00	1,000.00	1000.00	750.00	1,000.00	750.00	
	Fees/licenses	200	200	169.4	169.40	169.40	206.40	176.86	208.94	64.95		
	Insurance (1842)	3000	3000	2996	2,195.00	2,113.00	2,113.00	2113.00	2,155.00	1,978.00	1896.00	
	Landscape (1869)											
	Bark	200	200	131	0.00	215.00	215.00		178.00	406.00	0.00	
	maintenance	6000	5000	4575	4,642.50	4,906.98	4,265.00	4600.00	4,415.00	5,223.00	4535.48	
	special projects	1000	1000	810	713.96	1,617.88	1,093.00	235.00	1,978.59	1,203.45	1078.00	
	tree maintenance	7500	5000	390	9,335.00	3,350.00	1,200.00	5605.00	1,165.00	3,562.50	450.00	
	water line	0	0	0	0.00	110.00	0.00	310.00			400.00	
	Yard Debris	1500	800	1307.3	1,320.50	1,349.50	1,061.90	397.50	528.56	532.50	0.00	
	Total Landscape (1869)	16200	12000	7213.3	16,011.96	11,549.36	7834.90	11147.50	8265.15	10,927.45	6063.48	
	Legal & Professional Fees (1870)	1000	800	331.5	520.00	0.00	234.00	25.00	3,243.05	892.50	1604.00	
	Maintenance											
	General	300	300	23.96	542.50	159.28	349.97	290.89	152.70	28.92	23.88	
	Total Maintenance	300	300	23.96	542.50	159.28	349.97	290.89	152.70	28.92	23.88	
	Office (1822)											
	copy & supplies	150	150	146.58	74.28	0.00	154.26	121.32	97.51	145.01	425.94	
	postage	225	300	150	227.28	95.00	215.60	205.00	259.65	433.05	615.56	
	Office (1822) - Other	125	150	96	90.00	86.00	82.00	80.00	78.00	187.94	62.00	
	Total Office (1822)	500	600	392.58	391.56	181.00	451.86	406.32	435.16	766.00	1103.50	
	Operating reserve (miscellaneous)	500	500	1880	403.99	6,472.88	100	995.82	0.00	1,425.00		
	Reserve study	0	1500	1450								
	Roads (1873)											
	Road Maintenance	300	8200	12420.72	313.15	97.86	0.00	4950.84	0	4,380.00	7500.00	
	Street sweep (1874)	2500	2450	1966.5	2,384.00	2,491.25	2,460.25	2465.00	2,804.94	3,747.78	2927.00	
	Total Roads (1873)	2800	10650	14387.22	2697.15	2,589.11	2460.25	7415.84	2,804.94	8,127.78	10427.00	
	Taxes (1875)											
	Property	60	60	54.57	54.57	54.57	54.57	54.57	54.57	54.57	54.57	
	federal	0	0	0		0						
	state	0	0	0		0.00	0.00	0.00	150.00	150.00		
	Total Taxes (1875)	60	60	54.57	54.57	54.57	54.57	54.57	204.57	204.57	54.57	
	Water (1828)	500	500	431.72	525.26	445.93	454.93	400.25	281.33	280.63	198.20	
Total Expense		26460	31510	30552.57	24,900.39	24,879.53	15,977.13	24185.65	18752.84	25,935.80	22470.63	22417.42
Net Income		4800	0	-4556	-874.22	33.51	10,732.24	466.68	7,829.24	100.72	-2860.70	