

## Hendricks Hill Homeowners Association – Meeting 1/14/2020

Present: Gena Hutton, Laura Spawn, Craig Phillips, Mike Gelardi, Ken Moszeter, Michelle Miranda, Hallie Hoskins, Alex Johns, Sally Boggeman, Chris & Dale Bixler, Cheryl Armstrong, Steve Cash, Barb Dewey, Meg & Chad Hamilton, Suki Mackie, Evan McDonald, Josh Proudfoot

Committee updates as follows:

### Landscape

Evan McDonald from the City of Eugene attended. He encouraged our HOA to become Firewise certified, which will qualify us for grants for forest maintenance. Mike has started our application for the federal Firewise program. More information can be found on the [Firewise USA webpage](#). There are currently no model neighborhoods in Eugene that illustrate a successful Firewise community. We have this opportunity to be Eugene's model Firewise community!

The Proudfoot family has been working with contractors to cut trees on their property. You may hear or see large equipment in the coming weeks as this project continues. The work should be completed and vegetation replanted by mid-February.

### Roads

Our storm catch basins were cleaned out last month. Michelle has purchased two more bins for storing ice melt and will place them around the neighborhood shortly. She is also working with Ryan, the person who plowed our roads last year, to have an agreement in place for snow removal.

### Finance

The budget for 2020 was presented. Please see the attached budget spreadsheet outlining 2019 expenses and projected 2020 expenses.

Based on inflationary increases, the new dues rate is \$204 per lot per quarter.

Our previous bookkeeper, Barb Chase, has retired and Ken Moszeter is taking on these duties. He is now our point of contact for dues payment.

### Other business:

Steve Cash presented his plan for a safety & security What's App chat group. He will lead this project and set up points of contact in our various "zones".

### Elections:

The current Board was nominated to stay in place in order to finish up some large ongoing projects. The motion was seconded and approved unanimously by all 14 homes represented at the meeting.

### Next Board Meeting

March 10, 2020

6:00 – 7:30 PM

3002 Hendricks Hill Drive

		2020 budget	2019 budget	2019 actual	2018 actual	2017 actual	2016 actual	2015 actual	2014 actual	2013 actual
<b>Income</b>	<b>Dues (1866)</b>									
	operating	52224.00	52000	48,469.30	28,535.00	24,000.00	24,900.00	26,139.20	24,584.59	26,528.25
	special assessments		10400	10400.00						
	<b>Fines (Fines for Violations)</b>									
	<b>Interest (1721)</b>									
	past dues owed	60.00	60	120.45	41.76	26.17	13.04	390.17	67.74	53.83
<b>Total Income</b>		<b>52284.00</b>	<b>62460</b>	<b>58,989.75</b>	<b>28,576.76</b>	<b>24,026.17</b>	<b>24,913.04</b>	<b>26,529.37</b>	<b>24,652.33</b>	<b>26,582.08</b>
<b>Reserves</b>	(to be added to account funds)									
	General operating	4875.00								
	Common elements	8559.20								
	Special project	2139.80								
<b>Expense</b>	<b>Annual meeting (1862)</b>	<b>300.00</b>	250	527.50	222.50	389.00	145.00	175.00	159.60	252.00
	<b>Architect (1883)</b>	<b>150.00</b>	150	0.00	0.00	0.00	0.00	362.25		0.00
	<b>Background Investigations</b>	<b>0.00</b>	0	0.00	0.00	0.00	0.00	0.00		0.00
	<b>Bank charges (1861)</b>	<b>0.00</b>	0	0.00	0.00	0.00	0.00	0.00		0.00
	<b>Bookkeeping</b>	<b>0.00</b>	1000	1250.00	1000.00	1,000.00	1,000.00	1,000.00	1000.00	750.00
	<b>Fees/Licenses</b>	<b>225.00</b>	200	169.40	224.40	169.40	169.40	206.40	176.86	208.94
	<b>Insurance (1842)</b>	<b>3025.00</b>	3000	3006.00	2996.00	2,195.00	2,113.00	2,113.00	2113.00	2,155.00
	<b>Landscape (1869)</b>									
	bark	200.00	200	0.00	131.00	0.00	215.00	215.00		178.00
	fire safety/forest management	2500.00								
	maintenance	6000.00	6000	5770.00	4575.00	4,642.50	4,906.98	4,265.00	4600.00	4,415.00
	special projects	1000.00	1000	426.00	810.00	713.96	1,617.88	1,093.00	235.00	1,978.59
	storm cleanup	5000.00								
	tree maintenance	9000.00	8000	1,700.00	1,190.00	9,335.00	3,350.00	1,200.00	5605.00	1,165.00
	water line	0.00	0			0.00	110.00	0.00	310.00	
	yard Debris	1600.00	1500	1493.50	1307.30	1,320.50	1,349.50	1,061.90	397.50	528.56
	<b>Total Landscape (1869)</b>	<b>25300.00</b>	<b>16700</b>	<b>9389.50</b>	<b>8013.30</b>	<b>16,011.96</b>	<b>11,549.36</b>	<b>7834.90</b>	<b>11147.50</b>	<b>8265.15</b>
	<b>Legal &amp; Professional Fees (1870)</b>	<b>2000.00</b>	1000	3,202.10	1,099.50	520.00	0.00	234.00	25.00	3,243.05
	<b>Maintenance</b>									
	General	500.00	300	139.48	103.96	542.50	159.28	349.97	290.89	152.70
	<b>Total Maintenance</b>	<b>500.00</b>	<b>300</b>	<b>139.48</b>	<b>103.96</b>		<b>159.28</b>	<b>349.97</b>	<b>290.89</b>	<b>152.70</b>
	<b>Office (1822)</b>									
	copy & supplies	150.00	150	38.47	146.58	74.28	0.00	154.26	121.32	97.51
	postage	250.00	225	218.80	220.10	227.28	95.00	215.60	205.00	259.65
	Office (1822) - Other	250.00	125	561.30	320.40	90.00	86.00	82.00	80.00	78.00
	<b>Total Office (1822)</b>	<b>650.00</b>	<b>500</b>	<b>818.57</b>	<b>687.08</b>	<b>391.56</b>	<b>181.00</b>	<b>451.86</b>	<b>406.32</b>	<b>435.16</b>
	<b>Reserves</b>		500	30640.00	1880.00	403.99	6,472.88	100	995.82	0.00
	General operating	0.00								
	Common elements	0.00								
	Special projects	0.00								
	<b>Total Reserves</b>	<b>0.00</b>								
	Reserve study				1450.00					
	<b>Roads (1873)</b>									
	plowing	800.00								
	road Maintenance	700.00	300	246.84	12420.72	313.15	97.86	0.00	4950.84	0
	street sweep (1874)	2500.00	2500	1,842.72	2,883.00	2,384.00	2,491.25	2,460.25	2465.00	2,804.94
	<b>Total Roads (1873)</b>	<b>4000.00</b>	<b>2800</b>	<b>2089.56</b>	<b>15303.72</b>	<b>2697.15</b>	<b>2,589.11</b>	<b>2460.25</b>	<b>7415.84</b>	<b>2,804.94</b>
	Study/assessment/research	550.00								
	<b>Taxes (1875)</b>									
	Property	60.00	60	54.57	54.57	54.57	54.57	54.57	54.57	54.57
	federal	0.00	0		0		0			
	state	0.00	0					0.00	0.00	150.00
	<b>Total Taxes (1875)</b>	<b>60.00</b>	<b>60</b>	<b>54.57</b>	<b>54.57</b>	<b>54.57</b>	<b>54.57</b>	<b>54.57</b>	<b>54.57</b>	<b>204.57</b>
	<b>Water (1828)</b>	<b>500.00</b>	<b>500</b>	<b>572.46</b>	<b>515.84</b>	<b>525.26</b>	<b>445.93</b>	<b>454.93</b>	<b>400.25</b>	<b>281.33</b>
<b>Total Expense</b>		<b>36710.00</b>	<b>26960</b>	<b>51,859.14</b>	<b>33,661.57</b>	<b>24,900.39</b>	<b>24,879.53</b>	<b>15797.13</b>	<b>24185.65</b>	<b>18752.84</b>
<b>Net Income</b>		<b>15574.00</b>	<b>35500</b>	<b>7130.61</b>	<b>-5084.81</b>	<b>-874.22</b>	<b>33.51</b>	<b>10,732.24</b>	<b>466.68</b>	<b>7,829.24</b>

Bank Accounts as of 12-31-2019	
Checking	\$29,545.69
Gen Op Reserve	\$13,480.00
Common Elements Reserve	\$6,288.00
Special Project Reserve	\$2,500.00
<b>Total</b>	<b>\$51,813.69</b>

**Reserve Accounts Structure**

**General Operating Reserve**  
 To absorb general operating budget deficits  
 Goal balance - 50% of previous year's budgeted expenses  
 1st reserve to be funded each year

**Common Elements**  
 To repair/replace out common elements  
 Goal balance - \$143,627  
 80% of each year's net income

**Special Projects**  
 To fund special projects that do not constitute general operating budget obligations or expenses related to the management of common elements  
 Goal balance - \$30,000  
 20% of each year's net income