

**Hansen Park HOA**  
**Meeting Minutes**  
**February 2020**

**I. Call to order**

Aaron Beasley called to order the regular meeting of the Hansen Park HOA at 7:00 pm on February 11, 2020 at 8603 W 3<sup>rd</sup> Ave.

**II. In Attendance**

Aaron Beasley, Rachel Moore, Laura Jepsen, Dave Jepsen, Marty Zizzi, Lisa Holle, Shelley Clark and Tom Hall

**III. Approval of Minutes**

There was a motion to approve January 2020 minutes. Motion was approved.

**IV. Budget Report**

Laura Jepsen provided the revised Balance Sheet and the Profit & Loss. She wanted us to make a note that there were about \$27,000.00 in checks that haven't been deposited, only because the bookkeeper Teri was on vacation.

**V. Open Issues**

1. Laura mailed a letter about the Reserves dues and was posted on the website.
2. Discussed two homeowners who are deeply in arrears with their yearly dues.

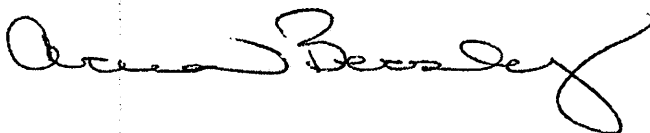
**VI. New business**

1. Laura proposed a one time \$25.00 late fee for the reserve dues. Shelly moved the motion and it was seconded.
2. Laura discussed a procedure for collecting annual dues that the Secretary/Board can follow consistently.
3. Tom Hall would like to set up an account for the pond for purchases so he doesn't have to use his personal credit card.
4. Shelly Clark requested we decide the dates for the yearly events to post on website.

Spring Yard Sale	May 16	(3 <sup>rd</sup> Saturday in May)
Fall Yard Sale	Sept. 12	(2 <sup>nd</sup> Saturday in September)
Movie Night	July 18	(3 <sup>rd</sup> Saturday in July)
BBQ / Picnic	Aug. 15	(3 <sup>rd</sup> Saturday in August)
Annual HOA Mtg	Sept 15	(3 <sup>rd</sup> Tuesday in September)

**VII. Adjournment**

Aaron Beasley adjourned the meeting at 8:53 pm. Minutes submitted by: Lisa Holle



**2020 Profit & Loss HOA Budget Compared to Actual**

<b>2/29/2020</b>	<b>Budget</b>	<b>Year to date</b>	<b>Remaining</b>	<b>Per Cent</b>
		<b>Actual</b>	<b>Budget</b>	<b>of Budget</b>
				<b>Used</b>
<b>INCOME</b>				
Homeowner Assoc. Dues	\$ 136,532.45	\$ 107,641.27	\$ 28,891.18	78.8%
Dues collected in 2019 for 2020	\$ 52,019.55	\$ 52,019.55	\$ -	100.0%
Late Payment Fees	-	\$ 22.74	-	
Transfer fees @ \$75	\$ -	\$ 375.00	-	
Other Income				0.0%
<b>Total Income</b>	<b>\$ 188,552.00</b>	<b>\$ 160,058.56</b>	<b>\$ 28,891.18</b>	<b>84.9%</b>
<b>EXPENSES</b>				
Office Supplies	\$ 350.00	\$ 12.29	\$ 337.71	3.5%
Bank fee	\$ 50.00	\$ 10.00	\$ 40.00	20.0%
Website (Doman license)	\$ 500.00	\$ 367.31	\$ 132.69	73.5%
Postage and Printing (PO Box rental)	\$ 3,500.00	\$ 437.28	\$ 3,062.72	12.5%
Homeowner Relations and Promotion	\$ 2,500.00	\$ 316.67	\$ 2,183.33	12.7%
Corporate Renewal	\$ 25.00	\$ -	\$ 25.00	0.0%
Legal Expenses (collection fees)	\$ 11,027.00	\$ 209.00	\$ 10,818.00	1.9%
Accountant-Ameritax (taxes & fees) TriCities (tax audit)	\$ 400.00	\$ 375.00	\$ 25.00	93.8%
Annual audit	\$ 1,500.00	\$ -	\$ 1,500.00	
Bookkeeping	\$ 4,800.00	\$ 800.00	\$ 4,000.00	16.7%
Benton PUD/Gas	\$ 3,500.00	\$ 436.47	\$ 3,063.53	12.5%
KID Assessments	\$ 10,000.00	\$ -	\$ 10,000.00	0.0%
Property Taxes	\$ 3,700.00	\$ -	\$ 3,700.00	0.0%
American Family Insurance	\$ 3,300.00	\$ -	\$ 3,300.00	0.0%
Lawn Maintenance Contract (Artistic )	\$ 109,000.00	\$ 9,109.37	\$ 99,890.63	8.4%
Landscaping - pond (adj for increase)	\$ 4,200.00	\$ -	\$ 4,200.00	0.0%
Landscaping - hardware/parts	\$ 10,000.00	\$ 80.00	\$ 9,920.00	0.8%
Infrastructure - sidewalks/trash cans/walls	\$ 10,000.00	\$ -	\$ 10,000.00	0.0%
Reserve study	\$ 600.00	\$ -	\$ 600.00	0.0%
CCR (HOA formerly Celski)	\$ 9,600.00	\$ 1,600.00	\$ 8,000.00	16.7%
Uncategorized expenses	\$ -	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 188,552.00</b>	<b>\$ 13,753.39</b>	<b>\$ 174,798.61</b>	<b>7.3%</b>
<b>Excess Income over Expenses at month end</b>		<b>\$ 146,305.17</b>		
<b>Projected over/(short) at year end</b>	<b>\$ 397.74</b>			

Income received to date	\$ 160,058.56
Expenses to date	\$ (13,753.39)
Uncollected Dues	\$ 28,891.18
Expenses not yet paid for the year	\$ (174,798.61)
Budgeted over or short	\$ 397.74