

**Hansen Park HOA**  
**Meeting Minutes**  
**January 2020**

**I. Call to order**

Aaron Beasley called to order the regular meeting of the Hansen Park HOA at 7:14 pm on 14 January 2020 at 8608 W 9<sup>th</sup> Ave.

**II. In Attendance**

Aaron Beasley, Teri Miller, Jermaine Owens, Thea Riddle of Celski, Dave Jepsen, Marty Zizzi, Lisa Holle and Shelley Clark

**III. Approval of Minutes**

There was a motion to approve December 2019 minutes. Motion was approved.

**IV. Budget Report**

Teri presented the budget report, Shelley thought something was off on a formula. Teri will take a look to see what was incorrect/missing.

**V. Open Issues**

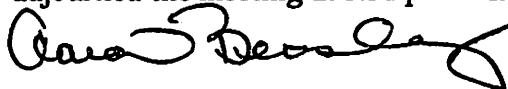
1. Open discussion about the new contract with Artistic Landscaping. Instead of accepting the contract, several members thought we need to send out 3 bids to ensure fairness.
- 2 Aaron asked about purchasing a bigger shed to replace the small shed we are outgrowing. We will look into possibly building one on the east side of the pond property near gate. Shelley will research a document scanning company to dispose of old paperwork using up space.

**VI. New business**

1. Motion to nominate Lisa Holle to the Board as Secretary and Jermaine Owens to Communications position. Both nominations were seconded.
2. Recommendations by Thea:
  - start a Newsletter to keep Homeowners aware of new issues.
  - possibly start using the "Constant Contact" program to reach out to homeowners.
  - Thea will send a letter to homeowners in January of the current fence problems so they have time to make compliance arrangements by spring.
  - we should extend the Compliance Orders from 3 days to 7 days and for larger structural orders from 14 days to 30 days. Thea will add this to the Compliance letters.
3. Aaron asked if we can move the annual meeting to September instead of November to have more time to receive more votes. Marty will write an amendment to the Bylaws.
4. Lisa explained the new Welcoming committees' ideas. Would like to deliver a basket to new homeowners with a welcome letter, a reference page to direct them to the website, a small plant and a small gift card to a local business.

**VII. Adjournment**

Aaron Beasley adjourned the meeting at 9:34 pm. Minutes submitted by: Lisa Holle



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

<b>1/31/2020</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>INCOME</b>				
Homeowner Assoc. Dues	\$ 136,532.45	\$ 60,999.19	\$ 75,533.26	44.7%
Dues collected in 2019 for 2020	\$ 52,019.55	\$ 52,019.55	\$ -	100.0%
Late Payment Fees		\$ 25.74	\$ (25.74)	
Transfer fees @ \$75	\$ -	\$ 225.00		
Other Income				0.0%
<b>Total Income</b>	<b>\$ 188,552.00</b>	<b>\$ 113,269.48</b>	<b>\$ 75,507.52</b>	<b>60.1%</b>
<b>EXPENSES</b>				
Office Supplies (Meeting expenses)	\$ 350.00	\$ 32.29	\$ 317.71	9.2%
Bank fee	\$ 50.00	\$ -	\$ 50.00	0.0%
Website (Doman license)	\$ 500.00	\$ -	\$ 500.00	0.0%
Postage and Printing (PO Box rental)	\$ 3,500.00	\$ 437.28	\$ 3,062.72	12.5%
Homeowner Relations and Promotion	\$ 2,500.00	\$ -	\$ 2,500.00	0.0%
Corporate Renewal	\$ 25.00	\$ -	\$ 25.00	0.0%
Legal Expenses (collection fees)	\$ 11,027.00	\$ -	\$ 11,027.00	0.0%
Accountant-Ameritax (taxes & fees) TriCities (tax audit)	\$ 400.00	\$ 375.00	\$ 25.00	93.8%
Annual audit	\$ 1,500.00	\$ -	\$ 1,500.00	
Bookkeeping (adj for increase)	\$ 4,800.00	\$ 400.00	\$ 4,400.00	8.3%
Benton PUD/Gas	\$ 3,500.00	\$ 6.39	\$ 3,493.61	0.2%
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	\$ -	\$ 109,000.00	0.0%
Landscaping - pond (adj for increase)	\$ 4,200.00	\$ -	\$ 4,200.00	0.0%
Landscaping - hardware/parts	\$ 10,000.00	\$ 40.00	\$ 9,960.00	0.4%
Infrastructure - sidewalks/trash cans/walls	\$ 10,000.00	\$ -	\$ 10,000.00	0.0%
Reserve study	\$ 600.00	\$ -	\$ 600.00	0.0%
CCR (Adj for May to December)	\$ 9,600.00	\$ 800.00	\$ 8,800.00	8.3%
Uncategorized expenses	\$ -	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 188,552.00</b>	<b>\$ 1,272.29</b>	<b>\$ 187,279.71</b>	<b>0.7%</b>
<b>Excess Income over Expenses at month end</b>		<b>\$ 112,013.46</b>		
<b>Projected over/(short) at year end</b>	<b>\$ 278.16</b>			

Income received to date	\$ 113,269.48
Expenses to date	\$ (1,272.29)
Uncollected Dues	\$ 75,533.26
Expenses not yet paid for the year	\$ (187,279.71)
Budgeted over or short	\$ 278.16