

Hansen Park HOA
Meeting Minutes
June 2020

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA at 7:08 pm on June 9, 2020. Board meetings will continue to be in the form of online Zoom meetings until state of Washington lifts the stay at home orders or we feel comfortable meeting together.

II. In Attendance

Aaron Beasley, Shelly Clark, Marty Zizi, Laura Jepsen, Dave Jepsen, Lisa Holle, Tom Hall, Jermaine Owens and Sharon Adkins.

III. Approval of Minutes

There was a discussion to approve the May 2020 Meeting Minutes. The motion was approved.

IV. Budget Report

- Laura reported that there are only 10 properties left to pay their HOA dues.
- Laura and Shelley met with the accountant for the audit. The accountant pointed out some internal controls that we could focus on. Also, we agreed that quarterly reviews by the accountant are necessary.
- We need to change the name at the UPS Store on our PO Box to "c/o Aaron Beasley at Hansen Park HOA". The name has been under Cynthia Christensen.

V. Open Issues

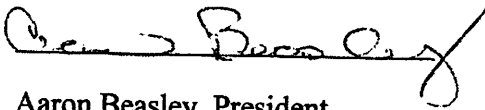
- Website needs to be updated with the changes to the summer activities, due to covid issues. The Board decided to postpone the movie and picnic for now. There was an automatic payment that went through the bank for the down payment on the bounce house for the picnic. We will need to have Rachel get the deposit back for this.
- There needs to be a review of any automatic deposits. All expenditures need to be reviewed and approved by the President in the future.
- Marty reported that he spoke to Thea Riddle about her pass throughs in the neighborhood. Two pass throughs were made in May and there were 34 violations and only 23 at the time of this meeting.
- Tom's pond report - there are no serious ongoing issues. We have the normal sprinkler heads that need to be replaced and the problem with ducks in the pond pushing the rocks down into the water and making the shore appear unsightly. Four trees were taken out in May by Artistic.
- Sharon Adkins reported that the Welcoming committee hasn't been able to visit any new homeowners. Hopefully we can resume activities in July. ✂

VI. New business

- Laura reported that bookkeeper Teri Miller has issued her resignation. With that, Laura will obtain 3 bids for bookkeeping services and will provide these at the July meeting. We will need to take Terry's name off the signature card at the bank and replace with Aaron Beasley's name.

VII. Adjournment

Aaron Beasley adjourned the meeting at 9:20 pm. Minutes submitted by: Lisa Holle

A handwritten signature in cursive script that reads "Aaron Beasley". The signature is written in black ink and is positioned above the printed name.

Aaron Beasley, President

5:39 PM

07/07/20

Cash Basis

Hansen Park Homeowners Association
LW - Profit & Loss Budget vs. Actual
January through June 2020

	<u>Jan - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
HOA Dues Income	135,245.97	136,532.45	-1,286.48	99.1%
Title Co Transfer Fees	1,200.00			
Late Payment & Lien Fees	128.60			
Total Income	<u>136,574.57</u>	<u>136,532.45</u>	<u>42.12</u>	<u>100.0%</u>
Expense				
Bank Service Charges	0.00	50.00	-50.00	0.0%
Business License & Fees	10.00	25.00	-15.00	40.0%
HOA Relations & Promotion	1,195.82	2,500.00	-1,304.18	47.8%
Infrastructure	0.00	10,000.00	-10,000.00	0.0%
Landscaping	54,440.84	123,200.00	-68,759.16	44.2%
Liability Insurance	3,194.00			
Meeting Expenses	36.27			
Office Supplies	424.81	350.00	74.81	121.4%
Postage Expense	571.24	3,500.00	-2,928.76	16.3%
Professional Fees	7,979.50	27,327.00	-19,347.50	29.2%
Property Taxes	1,045.71	3,700.00	-2,654.29	28.3%
Utilities	11,069.41	13,500.00	-2,430.59	82.0%
Website Maintenance	367.31	500.00	-132.69	73.5%
Total Expense	<u>80,334.91</u>	<u>184,652.00</u>	<u>-104,317.09</u>	<u>43.5%</u>
Net Ordinary Income	<u>56,239.66</u>	<u>-48,119.55</u>	<u>104,359.21</u>	<u>-116.9%</u>
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	38,842.61	52,019.55	-13,176.94	74.7%
MMK Interest Income	55.40			
Total Other Income	<u>38,898.01</u>	<u>52,019.55</u>	<u>-13,121.54</u>	<u>74.8%</u>
Other Expense				
Reserve Expenses	0.00	600.00	-600.00	0.0%
Total Other Expense	<u>0.00</u>	<u>600.00</u>	<u>-600.00</u>	<u>0.0%</u>
Net Other Income	<u>38,898.01</u>	<u>51,419.55</u>	<u>-12,521.54</u>	<u>75.6%</u>
Net Income	<u><u>95,137.67</u></u>	<u><u>3,300.00</u></u>	<u><u>91,837.67</u></u>	<u><u>2,883.0%</u></u>