

**Hansen Park HOA**  
**January Board Meeting Minutes**

January 12, 2021

**I. Call to order**

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:00 pm on January 12, 2021 via Zoom.

**II. Roll call**

The following persons were present: Tom Hall, Aaron Beasley, Shelley Clark, Laura Jepsen, Marty Zizzi, Heather Wisner Olson, Rachel Moore, Tom Hall, Jermaine Owens, and Lisa Holle.

**III. Approval of minutes from last meeting**

It was moved and seconded to approve the December 2020 minutes. Motion carried.

**IV. Financial Report**

It was moved and seconded to accept the Financial Report. Motion passed.

**V. Committees Updates**

Marty reported that very little is going on with covenant violations. There are just 2-3 letters that will be sent for minor infractions.

Heather would like to have a zoom meeting with Dave and Marty to get up to speed on the Architectural committee. Laura will ask Dave if he can put all the CCR files on a thumb drive for Heather.

Rachel is going to think of an Easter Egg hunt activity for Easter and will come up with some dates. Laura shared an idea for next Christmas – organize a lumenaries around the pond.

Shelley added events for 2021 in the HOA website calendar.

Diane Beasley has volunteered to head the Landscaping/Groundskeeper Committee.

Tom brought up tree health again, specifically infestation, and said we must take action this spring. Tom and Kristin will research some local arborists to get estimates and a plan together.



Toddler park – we still need a committee chair and it would be nice to have a public hearing to get interest. A homeowner sent Aaron a photo of the slide which is cracked. Aaron forwarded this information to Sergio about getting it fixed.


**VI. New business**

A update was received from the attorney on the land issues.

**VII. Adjournment**

Aaron Beasley adjourned the meeting at 9:06 pm.

Minutes submitted by: Lisa Holle

Minutes approved by:  \_\_\_\_\_

# HANSEN PARK HOMEOWNERS ASSOCIATION

## FINANCIAL REPORTING

FOR THE MONTH OF: January 2021

- Balance Sheet - Previous Yr. Comparison
- Profit & Loss Budget vs Actual YTD
- Profit & Loss by Month

Hansen Park Homeowners Association  
**Balance Sheet**  
As of January 31, 2021

	<u>Jan 31, 21</u>	<u>Jan 31, 20</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Community First Bank	105,782.41	111,749.39	-5,966.98
Money Market (Reserve)	196,395.36	50,263.24	146,132.12
<b>Total Checking/Savings</b>	<u>302,177.77</u>	<u>162,012.63</u>	<u>140,165.14</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-1,247.92	-53.71	-1,194.21
<b>Total Accounts Receivable</b>	<u>-1,247.92</u>	<u>-53.71</u>	<u>-1,194.21</u>
<b>Other Current Assets</b>			
Petty Cash Fund	0.00	16.24	-16.24
<b>Total Other Current Assets</b>	<u>0.00</u>	<u>16.24</u>	<u>-16.24</u>
<b>Total Current Assets</b>	<u>300,929.85</u>	<u>161,975.16</u>	<u>138,954.69</u>
<b>TOTAL ASSETS</b>	<u><b>300,929.85</b></u>	<u><b>161,975.16</b></u>	<u><b>138,954.69</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Retained Earnings	162,081.01	111,209.31	50,871.70
Net Income	138,848.84	50,765.85	88,082.99
<b>Total Equity</b>	<u>300,929.85</u>	<u>161,975.16</u>	<u>138,954.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>300,929.85</b></u>	<u><b>161,975.16</b></u>	<u><b>138,954.69</b></u>

**Hansen Park Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
**January 2021**

	Jan 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues Income	109,016.83	188,916.00	-79,899.17	57.7%
<b>Total Income</b>	109,016.83	188,916.00	-79,899.17	57.7%
<b>Expense</b>				
Bank Service Charges	20.00	50.00	-30.00	40.0%
Business License & Fees	0.00	25.00	-25.00	0.0%
Dues/Subscriptions	36.98			
HOA Relations & Promotion	0.00	3,550.00	-3,550.00	0.0%
Infrastructure Repairs	0.00	10,000.00	-10,000.00	0.0%
<b>Landscaping</b>				
Pond Expense	0.00	4,200.00	-4,200.00	0.0%
Groundskeeper - Parts	40.00	10,000.00	-9,960.00	0.4%
Groundskeeper - Labor	9,109.37	109,000.00	-99,890.63	8.4%
<b>Total Landscaping</b>	9,149.37	123,200.00	-114,050.63	7.4%
Liability Insurance	0.00	3,300.00	-3,300.00	0.0%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	13.50	500.00	-486.50	2.7%
Postage Expense	0.00	3,500.00	-3,500.00	0.0%
<b>Professional Fees</b>				
Property Management Fees	800.00	9,600.00	-8,800.00	8.3%
Monthly Bookkeeping Service	375.00	5,400.00	-5,025.00	6.9%
Annual Audit	0.00	1,500.00	-1,500.00	0.0%
Yearly Tax Preparation	0.00	400.00	-400.00	0.0%
Reserve Study	0.00	600.00	-600.00	0.0%
Legal Fees	0.00	8,941.00	-8,941.00	0.0%
<b>Total Professional Fees</b>	1,175.00	26,441.00	-25,266.00	4.4%
Property Taxes	0.00	3,700.00	-3,700.00	0.0%
<b>Utilities</b>				
Gas and Electric	437.10	3,500.00	-3,062.90	12.5%
Irrigation Assessments	0.00	10,500.00	-10,500.00	0.0%
<b>Total Utilities</b>	437.10	14,000.00	-13,562.90	3.1%
Website Maintenance	0.00	500.00	-500.00	0.0%
<b>Total Expense</b>	10,831.95	188,966.00	-178,134.05	5.7%
<b>Net Ordinary Income</b>	98,184.88	-50.00	98,234.88	-196,369.8%
<b>Other Income/Expense</b>				
Other Income				
5 Yr Reserve Dues	40,642.79	103,800.00	-63,157.21	39.2%
MMK Interest Income	21.17	156.46	-135.29	13.5%
<b>Total Other Income</b>	40,663.96	103,956.46	-63,292.50	39.1%
<b>Net Other Income</b>	40,663.96	103,956.46	-63,292.50	39.1%
<b>Net Income</b>	138,848.84	103,906.46	34,942.38	133.6%

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 Cash Basis

**Hansen Park Homeowners Association**  
**Profit & Loss**  
 January 2021

	Jan 21	Jan 20	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
HOA Dues Income	109,016.83	61,274.35	47,742.48
Title Co Transfer Fees	0.00	225.00	-225.00
Late Payment & Lien Fees	0.00	25.74	-25.74
<b>Total Income</b>	<b>109,016.83</b>	<b>61,525.09</b>	<b>47,491.74</b>
<b>Expense</b>			
Bad Debt	0.00	-28.32	28.32
Bank Service Charges	20.00	0.00	20.00
Dues/Subscriptions	36.98	0.00	36.98
Landscaping			
Groundskeeper - Parts	40.00	40.00	0.00
Groundskeeper - Labor	9,109.37	9,109.37	0.00
<b>Total Landscaping</b>	<b>9,149.37</b>	<b>9,149.37</b>	<b>0.00</b>
Meeting Expenses	0.00	20.00	-20.00
Office Supplies	13.50	0.00	13.50
Postage Expense	0.00	449.57	-449.57
Professional Fees			
Property Management Fees	800.00	800.00	0.00
Monthly Bookkeeping Service	375.00	400.00	-25.00
Yearly Tax Preparation	0.00	375.00	-375.00
<b>Total Professional Fees</b>	<b>1,175.00</b>	<b>1,575.00</b>	<b>-400.00</b>
Utilities			
Gas and Electric	437.10	6.39	430.71
<b>Total Utilities</b>	<b>437.10</b>	<b>6.39</b>	<b>430.71</b>
<b>Total Expense</b>	<b>10,831.95</b>	<b>11,172.01</b>	<b>-340.06</b>
<b>Net Ordinary Income</b>	<b>98,184.88</b>	<b>50,353.08</b>	<b>47,831.80</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
5 Yr Reserve Dues	40,642.79	400.00	40,242.79
MMK Interest Income	21.17	12.77	8.40
<b>Total Other Income</b>	<b>40,663.96</b>	<b>412.77</b>	<b>40,251.19</b>
<b>Net Other Income</b>	<b>40,663.96</b>	<b>412.77</b>	<b>40,251.19</b>
<b>Net Income</b>	<b>138,848.84</b>	<b>50,765.85</b>	<b>88,082.99</b>