

# **Hansen Park HOA**

## **July Board Meeting Minutes**

July 13, 2021

### **I. Call to order**

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:30pm on July 13, 2021 at .

### **II. Roll call**

The following persons were present: Aaron Beasley, Shelley Clark, Marty Zizzi, Laura Jepsen and Heather Wisner Olsen. Lisa Holle was absent.

Guest: Michael and Ellen Gardzalla

Special Demonstration: TETOECO Wash.

### **III. Guest Speaker:**

Tetoeco Wash demonstrated their garbage can washing system in the parking lot prior to the meeting.

### **IV. Approval of minutes from last meeting**

It was moved and seconded to approve the June 2021 minutes. Motion carried.

### **V. Guests Agenda items**

The Gardzallas expressed a concern about CCR enforcement of a company van being parked on the street in front of a home which violates the covenants. Marty is aware and is working to get that resolved.

### **VI. Financial Report**

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

Laura reported a couple overages to the budget that were expected. One CD is coming due so we will need direction to renew. There are 18 unpaid dues. UPS discovered we do not have a signed contract on file for the mailbox so that will be rectified.

### **VII. Committees Updates**

CCR – Marty reported we are still having problems with communication with the CCR company. We will schedule a meeting for late August when board members involved are back from vacation. We may be coming up on sending out for bid again.

**ACC** – Heather reported no new requests.

**Landscape** – There are tree roots messing with the sprinkler system. Sergio is trying new sprinkler head style. KID was down and we had excessive heat so there are brown spots that will clear up with better weather. It was suggested that we add a doggie bag station on 10<sup>th</sup> Avenue.

**Pond** – Looks good. The algae treatment is working. Midge flies are under control. Turtles are eating the baby ducks. We look into replenishing the rocks in the fall.

**Events** – Movie night was cancelled for this year.

**Welcome Committee** – We are still on hold. Kristin is working on baskets. It was suggested we look into a newsletter to help with communications and welcome.

**Toddler Park** – Erin is still working with Quinn Connell on a preliminary design for the park.

**Reserve** – We have received a draft of the Reserve and we will be looking at it to make sure assumptions are correct such as number of homeowners, etc. When we receive a final assessment, we will be forming a new committee to determine the path forward after the 5 year reserve assessment has been finished.

## **VIII. New business**

It was suggested we consider adding a news station bulletin board at each of the mailboxes.

The attorney suggested we expand our board to include committee members officially in order to have a larger voting body. That would be a change to the policies.


The Attorney is still working to get the common areas transferred to us. The current hold up was a requirement for a letter regarding an exemption for excise tax on the transfer. We asked that he concentrate on the main parcels and we can work on the added 4 parcels later. Also the easement and additional parcel will be worked out later. These issues should not hold up the transfer of the main parcels.

Our next meeting will be to discuss and finalize the budget for submission to the annual meeting.

## **Adjournment**

Aaron Beasley adjourned the meeting at 9:45 pm.

Minutes submitted by: Shelley Clark

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

**Aaron Beasley, HOA President**

# HANSEN PARK HOMEOWNERS' ASSOCIATION

## FINANCIAL REPORTING

FOR THE MONTH OF: July 2021

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

## Hansen Park Homeowners Association

## Balance Sheet

As of July 31, 2021

	<u>Jul 31, 21</u>	<u>Jul 31, 20</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Hapo	150,050.96	0.00	150,050.96
Community First Bank	99,616.13	82,231.58	17,384.55
Money Market (Reserve)	81,381.70	105,161.26	-23,779.56
<b>Total Checking/Savings</b>	<b>331,048.79</b>	<b>187,392.84</b>	<b>143,655.95</b>
<b>Accounts Receivable</b>			
Accounts Receivable	-2,936.00	-200.00	-2,736.00
<b>Total Accounts Receivable</b>	<b>-2,936.00</b>	<b>-200.00</b>	<b>-2,736.00</b>
<b>Total Current Assets</b>	<b>328,112.79</b>	<b>187,192.84</b>	<b>140,919.95</b>
<b>TOTAL ASSETS</b>	<b><u>328,112.79</u></b>	<b><u>187,192.84</u></b>	<b><u>140,919.95</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Retained Earnings	162,097.93	111,209.31	50,888.62
Net Income	166,014.86	75,983.53	90,031.33
<b>Total Equity</b>	<b>328,112.79</b>	<b>187,192.84</b>	<b>140,919.95</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>328,112.79</u></b>	<b><u>187,192.84</u></b>	<b><u>140,919.95</u></b>

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

	Jan - Jul 21	Budget	\$ Over Bu...	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues Income	184,678.94	188,916.00	-4,237.06	97.8%
Title Co Transfer Fees	825.00			
Returned Check Charges	20.00			
<b>Total Income</b>	<b>185,523.94</b>	<b>188,916.00</b>	<b>-3,392.06</b>	<b>98.2%</b>
<b>Expense</b>				
Bank Service Charges	25.00	50.00	-25.00	50.0%
Business License & Fees	10.00	25.00	-15.00	40.0%
Dues/Subscriptions	36.98			
HOA Relations & Promotion	30.00	3,550.00	-3,520.00	0.8%
Infrastructure Repairs	0.00	10,000.00	-10,000.00	0.0%
<b>Landscaping</b>				
Pond Expense	4,032.17	4,200.00	-167.83	96.0%
Groundskeeper - Parts	2,432.29	10,000.00	-7,567.71	24.3%
Groundskeeper - Labor	56,388.39	109,000.00	-52,611.61	51.7%
<b>Total Landscaping</b>	<b>62,852.85</b>	<b>123,200.00</b>	<b>-60,347.15</b>	<b>51.0%</b>
Liability Insurance	3,194.00	3,300.00	-106.00	96.8%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	24.49	500.00	-475.51	4.9%
Postage Expense	438.87	3,500.00	-3,061.13	12.5%
Printing and Reproduction	20.63			
<b>Professional Fees</b>				
Property Management Fees	3,200.00	9,600.00	-6,400.00	33.3%
Monthly Bookkeeping Service	2,750.00	5,400.00	-2,650.00	50.9%
Annual Audit	0.00	1,500.00	-1,500.00	0.0%
Yearly Tax Preparation	375.00	400.00	-25.00	93.8%
Reserve Study	801.00	600.00	201.00	133.5%
Legal Fees	0.00	8,941.00	-8,941.00	0.0%
<b>Total Professional Fees</b>	<b>7,126.00</b>	<b>26,441.00</b>	<b>-19,315.00</b>	<b>27.0%</b>
Property Taxes	1,033.57	3,700.00	-2,666.43	27.9%
<b>Utilities</b>				
Gas and Electric	1,538.19	3,500.00	-1,961.81	43.9%
Irrigation Assessments	10,155.90	10,500.00	-344.10	96.7%
<b>Total Utilities</b>	<b>11,694.09</b>	<b>14,000.00</b>	<b>-2,305.91</b>	<b>83.5%</b>
Taxes	17.00			
Website Maintenance	598.86	500.00	98.86	119.8%
<b>Total Expense</b>	<b>87,102.34</b>	<b>188,966.00</b>	<b>-101,863.66</b>	<b>46.1%</b>
<b>Net Ordinary Income</b>	<b>98,421.60</b>	<b>-50.00</b>	<b>98,471.60</b>	<b>-196,843.2%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
5 Yr Reserve Dues	67,479.99	103,800.00	-36,320.01	65.0%
MMK Interest Income	113.27	156.46	-43.19	72.4%
<b>Total Other Income</b>	<b>67,593.26</b>	<b>103,956.46</b>	<b>-36,363.20</b>	<b>65.0%</b>
<b>Net Other Income</b>	<b>67,593.26</b>	<b>103,956.46</b>	<b>-36,363.20</b>	<b>65.0%</b>
<b>Net Income</b>	<b>166,014.86</b>	<b>103,906.46</b>	<b>62,108.40</b>	<b>159.8%</b>

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Cash Basis

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

	<u>Jul 21</u>	<u>Jul 20</u>	<u>\$ Change</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
HOA Dues Income	3,765.41	1,911.01	1,854.40
Title Co Transfer Fees	150.00	300.00	-150.00
Late Payment & Lien Fees	0.00	3.64	-3.64
<b>Total Income</b>	<u>3,915.41</u>	<u>2,214.65</u>	<u>1,700.76</u>
<b>Expense</b>			
HOA Relations & Promotion	30.00	0.00	30.00
Landscaping			
Groundskeeper - Parts	822.49	167.88	654.61
Groundskeeper - Labor	0.00	9,109.37	-9,109.37
<b>Total Landscaping</b>	<u>822.49</u>	<u>9,277.25</u>	<u>-8,454.76</u>
Office Supplies	10.99	0.00	10.99
Postage Expense	328.86	0.00	328.86
Printing and Reproduction	0.00	14.99	-14.99
Professional Fees			
Property Management Fees	0.00	800.00	-800.00
Monthly Bookkeeping Service	500.00	1,181.25	-681.25
Legal Fees	0.00	531.00	-531.00
<b>Total Professional Fees</b>	<u>500.00</u>	<u>2,512.25</u>	<u>-2,012.25</u>
Utilities			
Gas and Electric	221.11	215.44	5.67
<b>Total Utilities</b>	<u>221.11</u>	<u>215.44</u>	<u>5.67</u>
Website Maintenance	377.64	0.00	377.64
<b>Total Expense</b>	<u>2,291.09</u>	<u>12,019.93</u>	<u>-9,728.84</u>
<b>Net Ordinary Income</b>	<u>1,624.32</u>	<u>-9,805.28</u>	<u>11,429.60</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
5 Yr Reserve Dues	3,281.00	2,436.64	844.36
MMK Interest Income	5.30	17.60	-12.30
<b>Total Other Income</b>	<u>3,286.30</u>	<u>2,454.24</u>	<u>832.06</u>
<b>Net Other Income</b>	<u>3,286.30</u>	<u>2,454.24</u>	<u>832.06</u>
<b>Net Income</b>	<u><u>4,910.62</u></u>	<u><u>-7,351.04</u></u>	<u><u>12,261.66</u></u>