



Hansen Park HOA
June Board Meeting Minutes

June 14, 2021

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:10 pm on June 14, 2021 via Zoom.

II. Roll call

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

III. Approval of minutes from last meeting

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

IV. Financial Report

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

Laura brought up the fact that Kristin Crocket had asked about the budget for the Welcoming Committee. We discussed and approved that the Welcome Committee expenses will be documented as a budget item and be taken out of Homeowner Relations for 2021. The Welcoming Committee has a budget line in the 2022 proposed budget.

Collections – We currently have liens on (3) properties, (8) properties that have not paid their 2020 Reserves or 2021 dues and (10) homes that owe dues for this year. We expect the moratorium on imposing late fees to be lifted on June 30, 2021. We agreed to allow 30 additional days for homeowners to catch up on their balances. We will notify (18) homeowners that a late fee of \$25.00 will be assessed on August 1st for 2020 Reserves that have not been paid and \$35.00 for 2021 dues that have not been paid. Laura will send out certified letters on August 1 advising homeowners with outstanding dues balances that liens will be filed on September 1, 2021.

V. Committees Updates

CCRs - Marty did not visit with Thea last week. They are a week behind and waiting on latest report from her.

Landscaping - Aaron said that we have the on-going issue this time of year with dirty sprinkler valves needing cleaned out, especially along 4th. And we had several sprinkler heads that needed repair.

Architectural Committee – Heather reported that the homeowner at 401 S. Kansas requested approval for his plan to permanently move his RV to his property. There are issues with approving since the HOA rules states RVs must be on the garage side of the house. This is not possible with the position of his home on the street. If he moved it to the other side of his home, he would have to drive over the curb and grass to park it. Currently, the homeowner is trying to get the City of approve his plan.

This situation is complicated and there was a motion to wait until the homeowner hears back from the City before we proceed with an answer. Motion passed.

Pond – Tom relayed the pond is in good shape right now after a lot of recent maintenance work. He also just ordered 300 pounds of copper sulphate fungicide for the pond.

Special Events – Rachel wanted to have a Theater in the Park, but the projector she would have to borrow is not working. Aaron said he knows someone that he can ask who has a large screen projector.

Communications – Jermaine was not present, but Shelley reported that our website went down shortly but is back up and running.

Welcoming – Kristin was not present, nothing to report.

Toddler Park – Shelley said she met with Karen McDonald and discussed (3) different play structures, ranging from \$32K to \$60K.

VI. New business

Manuel Chavallo and Bob Stalberger joined the meeting to voice their concern over late night racing along Steptoe/Clearwater and 4th. The street racing has gotten out of hand with cars flipping, hitting trees and damaging properties. Before someone gets seriously hurt, Manuel urges the HOA to approach the City and ask for time on their monthly agenda to present our safety concerns. The goal is to obtain more policing in these areas. And more important, to have as many neighbors show up at the public meeting as we can (in numbers) to bring attention to this matter.

Aaron made a motion to support Manuel Chavallo's request by writing a letter to the City from the Hansen Park HOA. Motion passed.

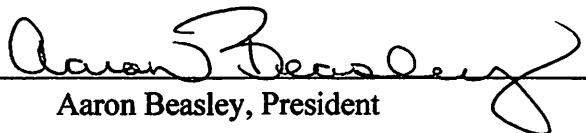
Haberling Contract – Lucinda Welch sent Laura a letter explaining that they were having to increase their monthly billing since they are spending many more hours a month than they originally planned to. The main reason is from an increase in transfer requests for refinancing due to low interest rates. These requests are labor only, no money has been generated from these refi transfers.

HOA procedures require re-bidding for a change in contract fees. After great deliberation, Shelley made the motion to increase payment to Haberling to \$550.00 a month until December. At which time we will have to re-bid the contract with 3 business entities. The motion was passed.

VII. Adjournment

Aaron Beasley adjourned the meeting at 9:21 pm.

Minutes submitted by: Lisa Holle

Minutes approved by: 
Aaron Beasley, President

HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING

FOR THE MONTH OF: June 2021

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

9:06 AM

07/06/21

Cash Basis

Hansen Park Homeowners Association

Balance Sheet

As of June 30, 2021

	<u>Jun 30, 21</u>	<u>Jun 30, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Hapo	150,050.96	0.00	150,050.96
Community First Bank	98,551.81	91,809.11	6,742.70
Money Market (Reserve)	76,895.40	102,738.41	-25,843.01
Total Checking/Savings	<u>325,498.17</u>	<u>194,547.52</u>	<u>130,950.65</u>
Accounts Receivable			
Accounts Receivable	-2,336.00	-3.64	-2,332.36
Total Accounts Receivable	<u>-2,336.00</u>	<u>-3.64</u>	<u>-2,332.36</u>
Total Current Assets	<u>323,162.17</u>	<u>194,543.88</u>	<u>128,618.29</u>
TOTAL ASSETS	<u>323,162.17</u>	<u>194,543.88</u>	<u>128,618.29</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	-40.00	0.00	-40.00
Total Accounts Payable	<u>-40.00</u>	<u>0.00</u>	<u>-40.00</u>
Total Current Liabilities	<u>-40.00</u>	<u>0.00</u>	<u>-40.00</u>
Total Liabilities	<u>-40.00</u>	<u>0.00</u>	<u>-40.00</u>
Equity			
Retained Earnings	162,097.93	111,209.31	50,888.62
Net Income	161,104.24	83,334.57	77,769.67
Total Equity	<u>323,202.17</u>	<u>194,543.88</u>	<u>128,658.29</u>
TOTAL LIABILITIES & EQUITY	<u>323,162.17</u>	<u>194,543.88</u>	<u>128,618.29</u>

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

	Jan - Jun 21	Budget	\$ Over Bu...	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	180,913.53	188,916.00	-8,002.47	95.8%
Title Co Transfer Fees	675.00			
Returned Check Charges	20.00			
Total Income	181,608.53	188,916.00	-7,307.47	96.1%
Expense				
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	0.00	3,550.00	-3,550.00	0.0%
Infrastructure Repairs	0.00	10,000.00	-10,000.00	0.0%
Landscaping				
Pond Expense	4,032.17	4,200.00	-167.83	96.0%
Groundskeeper - Parts	1,609.80	10,000.00	-8,390.20	16.1%
Groundskeeper - Labor	56,388.39	109,000.00	-52,611.61	51.7%
Total Landscaping	62,030.36	123,200.00	-61,169.64	50.3%
Liability Insurance	3,194.00	3,300.00	-106.00	96.8%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	13.50	500.00	-486.50	2.7%
Postage Expense	110.01	3,500.00	-3,389.99	3.1%
Printing and Reproduction	20.63			
Professional Fees				
Property Management Fees	3,200.00	9,600.00	-6,400.00	33.3%
Monthly Bookkeeping Service	2,250.00	5,400.00	-3,150.00	41.7%
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%
Total Professional Fees	6,626.00	26,441.00	-19,815.00	25.1%
Property Taxes	1,033.57	3,700.00	-2,666.43	27.9%
Utilities				
Gas and Electric	1,317.08	3,500.00	-2,182.92	37.6%
Irrigation Assessments	10,155.90	10,500.00	-344.10	96.7%
Total Utilities	11,472.98	14,000.00	-2,527.02	81.9%
Taxes	17.00			
Website Maintenance	221.22	500.00	-278.78	44.2%
Total Expense	84,811.25	188,966.00	-104,154.75	44.9%
Net Ordinary Income	96,797.28	-50.00	96,847.28	-193,594.6%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	64,198.99	103,800.00	-39,601.01	61.8%
MMK Interest Income	107.97	156.46	-48.49	69.0%
Total Other Income	64,306.96	103,956.46	-39,649.50	61.9%
Net Other Income	64,306.96	103,956.46	-39,649.50	61.9%
Net Income	161,104.24	103,906.46	57,197.78	155.0%

9:07 AM
07/06/21
Cash Basis

Hansen Park Homeowners Association
Profit & Loss
June 2021

	Jun 21	Jun 20	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	2,080.70	156.40	1,924.30
Title Co Transfer Fees	300.00	75.00	225.00
Total Income	<u>2,380.70</u>	<u>231.40</u>	<u>2,149.30</u>
Expense			
Business License & Fees	10.00	10.00	0.00
HOA Relations & Promotion	0.00	-899.15	899.15
Landscaping			
Pond Expense	1,381.68	365.78	1,015.90
Groundskeeper - Parts	40.00	1,056.89	-1,016.89
Groundskeeper - Labor	18,935.50	11,965.55	6,969.95
Total Landscaping	<u>20,357.18</u>	<u>13,388.22</u>	<u>6,968.96</u>
Office Supplies	0.00	16.24	-16.24
Professional Fees			
Property Management Fees	0.00	1,600.00	-1,600.00
Monthly Bookkeeping Service	375.00	400.00	-25.00
Reserve Study	801.00	0.00	801.00
Legal Fees	0.00	2,305.50	-2,305.50
Total Professional Fees	<u>1,176.00</u>	<u>4,305.50</u>	<u>-3,129.50</u>
Utilities			
Gas and Electric	6.39	6.60	-0.21
Total Utilities	<u>6.39</u>	<u>6.60</u>	<u>-0.21</u>
Total Expense	<u>21,549.57</u>	<u>16,827.41</u>	<u>4,722.16</u>
Net Ordinary Income	<u>-19,168.87</u>	<u>-16,596.01</u>	<u>-2,572.86</u>
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	1,945.00	2,038.00	-93.00
MMK Interest Income	4.93	16.54	-11.61
Total Other Income	<u>1,949.93</u>	<u>2,054.54</u>	<u>-104.61</u>
Net Other Income	<u>1,949.93</u>	<u>2,054.54</u>	<u>-104.61</u>
Net Income	<u><u>-17,218.94</u></u>	<u><u>-14,541.47</u></u>	<u><u>-2,677.47</u></u>