

HP HANSEN PARK

Home Owners Association Meeting Minutes

April 12, 2022

Call to Order: Aaron Beasley called the meeting to order at 6:38 pm in person and via Zoom.

Attendees:

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Marty Zizzi, Wes Espedal, Tom Hall Rachel Moore, Thom Moore, Antoinette Fite
- Guests: Lisa Hall, Rita Magnaghi

Approval of Minutes

It was moved and seconded to approve the February and March minutes. Motion passed.

Consent Agenda

None

Financial Report

Financials attached. Current stats: 49 homes owe dues and reserves; 117 owe reserves; 18 are over 90 days; 6 are over \$1000; 13 are on a payment plan. KID and property tax bills have been received and submitted to be paid in full.

Committee Reports

Communications: Positive response. There have been 366 subscribers and only 3 unsubscribed. Post card was successful. Send Joan any information/announcements/etc and she will distribute via the email list. A concern was expressed that the email may seem like a duplication. It was agreed that the duplication is necessary to ensure that we reach as many homeowners as we can, and quickly.

It was decided to create an official HP HOA Facebook page. Joan volunteered to set it up. Facebook can be used in addition to the email list, the website, NextDoor, and word of mouth to get information to the residents.

CCR: Quiet right now. Gearing up for spring season. Received responses from a couple of owners that the violations were in error. Marty agreed and replied with apologies. The springtime care notice has been posted on the website. Tom H asked if Marty had checked on the house with the broken fence yet. Marty hasn't, was waiting on the address. Tom sent the address with the photo. Marty will check again.

ACC: Josh reports, via Aaron, that one person asked about paint color for a house.

Pond: Laid 52 yards of gravel. Will add another yard of rock/gravel tomorrow. Came in about \$1500 under budget. There may be some sprinkler damage from driving on the grass, due to pond work and Boyd's work on the trees. If there are issues, let's use the \$1500 to repair those.

Would like to educate people that the rock is for landscaping and shouldn't be thrown into the pond.

Special Events: Yard sale day is next month, May 21st. It's always the 3rd Saturday in May. Announced on social media and NextDoor. Joan will send an email reminder.

Rachel hasn't moved forward yet on the signs. Will start on those soon. She asked if the movie night is in the budget and Aaron confirmed it is.

Landscape: Will checked with PUD on the status of planting the trees. They've been planted. Sergio is working on relocating irrigation to make way for the new swing set. Evergreen contract will be scanned and sent soon. Contract for spraying will be under budget and will be reflected in the final invoice. Will will

add a note to email to not spray on 10th. There was \$15,000 budgeted for spraying and there was \$19,000 left from last year.

Plotted location for concrete at toddler park. A bench/table will be installed near basketball and one on the north side. There is some consideration of adding mulch or river rock in the park area.

Hasn't checked on dead tree at the pond yet. Tom reports that there's a limb that was blown off in the pond area also.

The erosion issue on 10th is being researched.

Website Status: Announcements will stay up a month at a time. Built the Activities page. Added the slide deck on the park equipment. There is a Mail Chimp plug in that can be used on the website so that owners can register on the website. Thom will work with Joan on that.

Thom spoke with Frank from Vinteam, our guest at the March meeting. It was determined that the cost of his company's services is above our budget (\$1400/mth). Thom will respectfully decline.

Common Areas: Dog Stations & Bulletin Boards – Joan suggested that this be separated into two committees. There are two volunteers who will look at locations for the dog stations.

Toddler Park: Waiting on the contractor to verify where the lines are so Sergio can start to dig. The structure is ordered and should be installed by or in June. Rachel will work on a ribbon cutting event.

Unfinished Business

None

New Business

Shelley introduced the topic of security for Hansen Park. A homeowner's garage was broken into. The HP mini storage was recently broken into also. Rachel suggests asking KPD for extra patrols.

Shelley would like to set up a meeting with all complexes along 4th between Steptoe and Columbia Center Blvd to discuss ideas: pitching in to hire security; implementing a neighborhood watch; installing cameras with time stamps. We can send emails and post website reminders to close and lock doors and other safety tips. The board agreed to setting up a meeting with the complexes along 4th.

Insurance: Aaron is looking into the cost of increasing the liability insurance coverage to be more in line with current needs. No decision was made. Topic tabled until we receive a quote to approve

It was decided to stick with Zoom meetings.

Shelley would like us to cut down on the multiple emails discussing board business throughout the month.

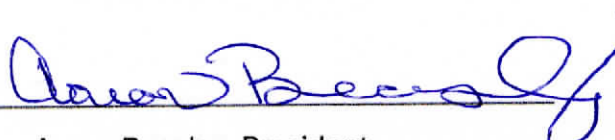
Aaron would like to email out board information on the Friday before the meeting so that everyone has a few days to review the materials. Please send items to him before that Friday.

Adjournment

Aaron moved, members approved and Aaron adjourned the meeting at 8:13pm.

Submitted and signed: 

Antoinette Fite, Secretary

Approved and signed: 

Aaron Beasley, President

HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING FOR THE MONTH OF: Apr. 2022

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

8:09 AM
05/06/22
Cash Basis

Hansen Park Homeowners Association
Balance Sheet
As of April 30, 2022

	<u>Apr 30, 22</u>	<u>Apr 30, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Hapo	100,462.92	150,050.96	-49,588.04
Community First Bank	132,420.83	120,439.02	11,981.81
Money Market (Reserve)	106,331.48	66,085.42	39,346.06
Total Checking/Savings	<u>339,215.23</u>	<u>337,475.40</u>	<u>1,739.83</u>
Accounts Receivable			
Accounts Receivable	-2,696.41	-1,695.00	-1,001.41
Total Accounts Receivable	<u>-2,696.41</u>	<u>-1,695.00</u>	<u>-1,001.41</u>
Total Current Assets	<u>336,518.82</u>	<u>335,780.40</u>	<u>738.42</u>
TOTAL ASSETS	<u>336,518.82</u>	<u>335,780.40</u>	<u>738.42</u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	282,956.30	162,097.93	120,858.37
Net Income	53,562.52	173,682.47	-120,119.95
Total Equity	<u>336,518.82</u>	<u>335,780.40</u>	<u>738.42</u>
TOTAL LIABILITIES & EQUITY	<u>336,518.82</u>	<u>335,780.40</u>	<u>738.42</u>

Hansen Park Homeowners Association
Profit & Loss Budget vs. Actual
 January through April 2022

	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	171,868.65	188,916.00	-17,047.35	91.0%
Title Co Transfer Fees	525.00			
Late Payment & Lien Fees	247.06			
Total Income	172,640.71	188,916.00	-16,275.29	91.4%
Expense				
Bank Service Charges	10.00	50.00	-40.00	20.0%
Business License & Fees	20.00	50.00	-30.00	40.0%
HOA Relations & Promotion				
Events	0.00	3,800.00	-3,800.00	0.0%
Welcome Committe	0.00	1,500.00	-1,500.00	0.0%
HOA Relations & Promotion - Other	0.00	0.00	0.00	0.0%
Total HOA Relations & Promotion	0.00	5,300.00	-5,300.00	0.0%
Infrastructure Repairs	0.00	3,466.00	-3,466.00	0.0%
Landscaping				
2021 Carry Over	11,914.51			
Groundskeeper - Contract	27,328.11	109,000.00	-81,671.89	25.1%
Groundskeeper - Add'l	120.00	7,000.00	-6,880.00	1.7%
Playground Maintenance & Design	0.00	1,500.00	-1,500.00	0.0%
Pond Expense	841.89	4,000.00	-3,158.11	21.0%
Snow Removal	0.00	1,000.00	-1,000.00	0.0%
Trees Maintenance Program	3,788.33	15,000.00	-11,211.67	25.3%
Total Landscaping	43,992.84	137,500.00	-93,507.16	32.0%
Liability Insurance	0.00	3,500.00	-3,500.00	0.0%
Meeting Expenses	162.79	150.00	12.79	108.5%
Office Supplies	207.95	500.00	-292.05	41.6%
Postage Expense	90.40	1,000.00	-909.60	9.0%
Printing and Reproduction	428.03	400.00	28.03	106.5%
Professional Fees				
Property Management Fees	0.00	9,600.00	-9,600.00	0.0%
Monthly Bookkeeping Service	2,000.00	6,600.00	-4,600.00	30.3%
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	0.00	800.00	-800.00	0.0%
Legal Fees	1,107.09	3,000.00	-1,892.91	36.9%
Total Professional Fees	3,482.09	21,800.00	-18,417.91	15.9%
Property Taxes	904.61	1,100.00	-195.39	82.2%
Utilities				
Gas and Electric	640.98	2,500.00	-1,859.02	25.6%
Irrigation Assessments	10,463.78	11,000.00	-536.22	95.1%
Total Utilities	11,104.76	13,500.00	-2,395.24	82.3%
Federal Taxes	155.00			
Website Maintenance	97.04	500.00	-402.96	19.4%
Total Expense	60,653.51	188,916.00	-128,262.49	32.1%
Net Ordinary Income	111,987.20	0.00	111,987.20	100.0%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	78,156.41			
MMK Interest Income	40.67			
Total Other Income	78,197.08			
Other Expense				
Reserve Expenses	136,621.76			
Total Other Expense	136,621.76			
Net Other Income	-58,424.68			
Net Income	53,562.52	0.00	53,562.52	100.0%

8:12 AM

Hansen Park Homeowners Association

05/06/22

Profit & Loss

Cash Basis

April 2022

	Apr 22	Apr 21	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	16,639.00	16,673.00	-34.00
Total Income	16,639.00	16,673.00	-34.00
Expense			
Business License & Fees	20.00	0.00	20.00
Landscaping			
2021 Carry Over	11,914.51	0.00	11,914.51
Groundskeeper - Contract	9,109.37	18,218.74	-9,109.37
Groundskeeper - Add'l	40.00	1,032.30	-992.30
Pond Expense	400.18	0.00	400.18
Trees Maintenance Program	3,788.33	0.00	3,788.33
Total Landscaping	25,252.39	19,251.04	6,001.35
Liability Insurance	0.00	3,194.00	-3,194.00
Office Supplies	0.00	20.63	-20.63
Postage Expense	0.00	109.50	-109.50
Professional Fees			
Property Management Fees	0.00	1,600.00	-1,600.00
Monthly Bookkeeping Service	500.00	375.00	125.00
Yearly Tax Preparation	0.00	375.00	-375.00
Total Professional Fees	500.00	2,350.00	-1,850.00
Property Taxes	904.61	1,033.57	-128.96
Utilities			
Gas and Electric	6.39	424.18	-417.79
Irrigation Assessments	10,463.78	10,155.90	307.88
Total Utilities	10,470.17	10,580.08	-109.91
Federal Taxes	0.00	17.00	-17.00
Total Expense	37,147.17	36,555.82	591.35
Net Ordinary Income	-20,508.17	-19,882.82	-625.35
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	5,653.00	6,087.00	-434.00
MMK Interest Income	8.29	4.28	4.01
Total Other Income	5,661.29	6,091.28	-429.99
Net Other Income	5,661.29	6,091.28	-429.99
Net Income	-14,846.88	-13,791.54	-1,055.34

