

HP HANSEN PARK

Home Owners Association Meeting Minutes

July 12, 2022

Call to Order: Aaron Beasley called the meeting to order at 7:13 pm via Zoom.

Attendees:

- Board Members: Joan Lewis, Shelley Clark, Joshua Bam, Antoinette Fite, Marty Zizzi, Tom Hall, Thom Moore, Rachel Moore, Erin Gneiting, Aaron Beasley,

Guests:

Approval of Minutes

The June 14, 2022 Board Meeting Minutes were approved after it was clarified that the reference to the grand opening was for the play park.

The May 10, 2022 Board Meeting Minutes were also approved.

Financial Report

Reports are attached. Shelley walked through the summary report. A request was made for a printed copy of the income & expenses on just the reserve fund. Shelley reported that the reserve funds were used for the first time this year (trees & playground). Tom mentioned that maybe those big projects have helped attitudes regarding dues/reserve fund. Financial reports were approved. Joan requested an income & expenses report on just the reserve fund (a printed copy).

Committee Reports

CCR: The RV at 6th & Montana has moved. A letter was sent to the homeowners of the vehicle that had been sitting on Joliet between 3rd & 4th. It was moved a week later. Marty & Aaron are working on a letter to let homeowners know that they are responsible for weeds, etc on the sidewalks (up to the blacktop) in front of their homes. The road (blacktop) is the City's responsibility. The letter will include info stating that this is the outcome after extended conversations with City officials. Shelley will try to get a definite date on when the City will spray so that cars can be moved.

Pond: Reminder that pond duties include: maintaining the pond – water clarity; control system, rocks. Tom's aquatic license expires in 2 years. Anyone interested in learning how to do these things should contact Tom. Landscaping is not a part of the Pond Committee and he wants to eliminate that confusion. The turtle trap came in but we need a different version so another one has been ordered. Applied algae control twice in the past month. KID fixed a valve on the irrigation side that had recently burst.

Special Events: Movie night is canceled. The BBQ/Park Opening is set for August 27th 4p-6p. Set up starts at 2p.

ACC: Nothing beyond the painting requests that were forwarded the past month. There may be one house currently painting without permission.

Landscape: Need to meet with Sergio on the doggy stations, burnt grass areas, and on the solar system that Sergio requested (\$8000) that will help keep things clean.

Website Status: Website updates shared. Announcements on home page. Thom will delete the in-person meeting info. He extended an offer to help with the PowerPoint presentation for the annual meeting. If you have pics, please send to him so he can add to the gallery.

Common Areas: Playground – The park should be completed by this Friday. The delay is due to the ground cover. Once that's in, the swings will be installed. Lot of great feedback so far. Park updates are posted on Facebook, the website and email chain. There is an added expense of \$2,174.00 due to having the move the swing set area further away from the gas lines and the building of a retaining wall. There's about \$3000 that was budgeted for Sergio's prep work on the playground that he didn't use. It was suggested that we pay GameTime now and wait on buying the tables & benches. It was motioned and approved to pay GameTime the \$2,174.00 out of the \$3000 for the site improvements. Shelley will request an updated bill/invoice/receipt from GameTime showing was already paid. Another suggestion was to offer the opportunity to let homeowners sponsor benches (as dedications, memorials, etc). Joshua will write something up.

Doggy Stations – We need a formal bid including shipping. We decided on 10 stations and Aaron will talk to Sergio about installing them. Shelley reminded that we have funds that were set aside for Celski before that project was cancelled.

Safety: There will be a meeting on Thursday, July 14th. The Seasons Apartments aren't interested in joining. Hoping for better participation going forward. Meeting will be kept to one hour.

Unfinished Business

New Business

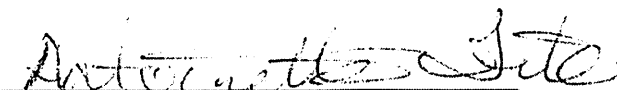
Shelley reports that we now have to use a courier and pay for the bags to move funds. Haberling won't take the deposits to Community First anymore. The bags are \$25 per bag and we need two. Courier cost is \$50. Shelley has asked the bag to waive the bag fee, and is waiting on their reply. Motion approved.

Shelley reports that our current lawyers charge for everything. She would like to find lawyers that work with us more and who don't charge like the current ones. As an example, the current lawyers charge us \$812 for lien removal and \$75 for every email response, even though Shelley asked to do some of the work (like take the forms to the courthouse). Marty stated that we should warn the homeowners about the fees associated with adding and removing liens. Shelley requested \$50 (from the legal fee budget) to pay a consult fee with a new lawyer. Joshua abstained from this vote. Motion approved.

Budget Meeting: Should be soon so homeowners can review the budget before the ballots go out. We settled on July 25th at 7pm via Zoom. Bring your ideas. Shelley will provide all the necessary info.

Adjournment

Aaron adjourned the meeting at 9:22pm.

Submitted and signed: 
Antoinette Fite, Secretary

Approved and signed: 
Aaron Beasley, President

HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING

FOR THE MONTH OF: July 2022

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

8:46 AM
08/01/22
Cash Basis

Hansen Park Homeowners Association
Balance Sheet
As of July 31, 2022

	<u>Jul 31, 22</u>	<u>Jul 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Hapo	100,575.64	150,194.75	-49,619.11
Community First Bank	97,951.40	99,616.13	-1,664.73
Money Market (Reserve)	54,328.18	81,381.70	-27,053.52
Total Checking/Savings	252,855.22	331,192.58	-78,337.36
Accounts Receivable			
Accounts Receivable	-3,056.91	-2,930.00	-126.91
Total Accounts Receivable	-3,056.91	-2,930.00	-126.91
Total Current Assets	249,798.31	328,262.58	-78,464.27
TOTAL ASSETS	249,798.31	328,262.58	-78,464.27
LIABILITIES & EQUITY			
Equity			
Retained Earnings	283,069.02	162,097.93	120,971.09
Net Income	-33,270.71	166,164.65	-199,435.36
Total Equity	249,798.31	328,262.58	-78,464.27
TOTAL LIABILITIES & EQUITY	249,798.31	328,262.58	-78,464.27

8:50 AM

08/01/22

Cash Basis

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

	Jan - Jul 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	182,116.78	188,916.00	-6,799.22	96.4%
Title Co Transfer Fees	825.00			
Late Payment & Lien Fees	656.06			
Total Income	183,597.84	188,916.00	-5,318.16	97.2%
Expense				
Bank Service Charges	60.00	50.00	10.00	120.0%
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	1,224.44	3,466.00	-2,241.56	35.3%
Landscaping				
2021 Carry Over	11,994.87	18,993.22	-6,998.35	63.2%
Groundskeeper - Contract	54,856.22	109,000.00	-54,343.78	50.1%
Groundskeeper - Add'l	1,349.11	7,000.00	-5,650.89	19.3%
Playground Maintenance & Design	0.00	1,500.00	-1,500.00	0.0%
Pond Expense	2,005.94	4,000.00	-1,994.06	50.1%
Snow Removal	0.00	1,000.00	-1,000.00	0.0%
Trees Maintenance Program	11,364.99	15,000.00	-3,635.01	75.8%
Total Landscaping	81,371.13	156,493.22	-75,122.09	52.0%
Liability Insurance	3,583.00	3,500.00	83.00	102.4%
Meeting Expenses	162.79	150.00	12.79	108.5%
Office Supplies	366.05	500.00	-133.95	73.2%
Postage Expense	73.53	1,000.00	-926.47	7.4%
Printing and Reproduction	442.33	400.00	42.33	110.6%
Professional Fees				
Property Management Fees	0.00	9,600.00	-9,600.00	0.0%
Monthly Bookkeeping Service	3,500.00	6,600.00	-3,100.00	53.0%
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	800.00	1.00	100.1%
Legal Fees	1,107.09	3,000.00	-1,892.91	36.9%
Total Professional Fees	5,783.09	21,900.00	-16,116.91	26.4%
Property Taxes	904.61	1,100.00	-195.39	82.2%
Utilities				
Gas and Electric	1,274.33	2,500.00	-1,225.67	51.0%
Irrigation Assessments	10,463.78	11,000.00	-536.22	95.1%
Total Utilities	11,738.11	13,500.00	-1,761.89	86.9%
Federal Taxes	155.00			
Website Maintenance	191.49	500.00	-308.51	38.3%
Total Expense	106,075.57	207,909.22	-101,833.65	51.0%
Net Ordinary Income	77,522.27	-18,993.22	96,515.49	-408.2%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	85,178.41			
MMK Interest Income	65.63			
Total Other Income	85,244.04			
Other Expense				
Reserve Expenses	196,037.02			
Total Other Expense	196,037.02			
Net Other Income	-110,792.98			
Net Income	-33,270.71	-18,993.22	-14,277.49	175.2%

8:47 AM

Hansen Park Homeowners Association

Profit & Loss

08/01/22

July 2022

Cash Basis

	Jul 22	Jul 21	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	3,292.00	3,765.41	-473.41
Title Co Transfer Fees	75.00	150.00	-75.00
Total Income	3,367.00	3,915.41	-548.41
Expense			
Bank Service Charges	50.00	0.00	50.00
HOA Relations & Promotion			
Welcome Committe	0.00	30.00	-30.00
Total HOA Relations & Promotion	0.00	30.00	-30.00
Landscaping			
Groundskeeper - Contract	9,109.37	0.00	9,109.37
Groundskeeper - Add'l	922.51	822.49	100.02
Pond Expense	1,127.99	0.00	1,127.99
Total Landscaping	11,159.87	822.49	10,337.38
Office Supplies	158.10	10.99	147.11
Postage Expense	0.00	328.86	-328.86
Professional Fees			
Monthly Bookkeeping Service	500.00	500.00	0.00
Total Professional Fees	500.00	500.00	0.00
Utilities			
Gas and Electric	212.69	221.11	-8.42
Total Utilities	212.69	221.11	-8.42
Website Maintenance	23.50	377.64	-354.14
Total Expense	12,104.16	2,291.09	9,813.07
Net Ordinary Income	-8,737.16	1,624.32	-10,361.48
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	2,362.00	3,281.00	-919.00
MMK Interest Income	8.02	5.30	2.72
Total Other Income	2,370.02	3,286.30	-916.28
Other Expense			
Reserve Expenses	50,493.50	0.00	50,493.50
Total Other Expense	50,493.50	0.00	50,493.50
Net Other Income	-48,123.48	3,286.30	-51,409.78
Net Income	-56,860.64	4,910.62	-61,771.26