



Homestead at Jackson Creek Homeowners Association

2011 Annual Meeting

Agenda

- Board of Directors
- Election
- Treasurer's Report
- Year in Review
- Covenant & Restrictions Review
- Questions & Answers



Board of Directors

- Robert Fisher, President
- Tom Harder, Vice President
- Sue Pepin, Secretary/Treasurer

Treasurer's Report

Sue Pepin, Secretary/Treasurer

April 1, 2010 – February 10, 2011



Balance Sheet

ASSETS

Cash & Bank Accounts

Checking \$ 3,577.03

HOA General \$ 5,012.35

Homestead Park Savings \$ 4,310.05

TOTAL Cash & Bank Accounts \$ 12,899.43

TOTAL ASSETS \$ 12,899.43

LIABILITIES & EQUITY

LIABILITIES \$ -

EQUITY \$ 12,899.43

TOTAL LIABILITIES & EQUITY \$ 12,899.43



Cash Flow

April 10 – Feb 11

INFLOWS

Construction Plan Approval (sheds, fences)	135.00
Document Fee	1,000.00
Interest Inc.	<u>22.03</u>
TOTAL INFLOWS	1,157.03

OUTFLOWS

Annual Report Electronic Filing Fee	10.00
Covenant & Restrictions Process	398.40
Office Supplies	23.73
US Post Office	<u>142.20</u>
TOTAL OUTFLOWS	<u>574.33</u>

OVERALL TOTAL	582.70
---------------	--------



Cash Flow Comparison 2009 & 2010

	<u>4/1/2009 - 3/31/2010</u>	<u>4/1/2010 - 3/31/2011</u>	<u>Delta</u>
INFLOWS			
Construction Plan Approval (sheds, fences)	130.00	135.00	5.00
Document Fee	500.00	1000.00	500.00
Interest Inc.	75.41	22.03	-53.38
TOTAL INFLOWS	<u>705.41</u>	<u>1,157.03</u>	<u>451.62</u>
OUTFLOWS			
Annual Report Electronic Filing Fee	10.00	10.00	0.00
Covenant & Restriction Process	155.67	398.40	242.73
Appreciation Gift - SMeyers	126.93	0.00	-126.93
Homeowner Documentation Fee	29.00	0.00	-29.00
Notary Fee	58.15	0.00	-58.15
Office Supplies	37.68	23.73	-13.95
US Post Office	181.54	142.20	-39.34
TOTAL OUTFLOWS	<u>598.97</u>	<u>574.33</u>	<u>-24.64</u>
OVERALL TOTAL	<u>106.44</u>	<u>582.70</u>	<u>476.26</u>

Year in Review & Future Topics

Robert Fisher, President

Year in Review & Future Topics

- Year in Review
 - Covenant & Restrictions Updates
 - Residential & Commercial Development
 - Triview Metropolitan District
- Future Topics

Covenant & Restrictions

- Proposed changes approved in all 3 filings
- Revised C&Rs filed on April 12, 2010

Filing	Yes	No	Not Received	Approval Rating
#1	64	11	6	79%
#2	50	6	5	82%
#3	62	4	10	82%

Lessons Learned

- Voting should be done in late Spring, Summer or early Fall
- Homeowners need to be reminded
- Votes need to be collected by USPS as well as door-to-door
- Homeowners voted no for C&Rs that were not modified

Residential Development

- HomePlace – likely a complete rework
- Promitory Pointe – Bank owned
- Sanctuary Pointe – Classic Homes revisiting
- Vista Apartments – Leather Chaps & JCP
- Academy View – Vacant lots purchased by Richmond

Commercial Development

- Good expansion considering the economy
 - Autozone
 - Discount Tires
 - Christian Brothers Auto Repair
- No news regarding old Foxworth Galbraith or Timbers properties

Triview

- Joint Operations with Town Departments
 - Public Works, Finance, Development Services
- Hired Mark Carmel as District Manager
- Sales Tax & Development revenues were positive. Overall performance to plan was good.
- Strategic water planning is front & center
- Prebles Mouse Permit multi party negotiations were restarted

Homestead Web Site

- Ownership of domain transferred to board
- New website will be hosted on Google
- Kept current address:
www.homesteadhoa.org
- Board members kept current email addresses:
 - board@homesteadhoa.org
 - president@homesteadhoa.org
 - vicepresident@homesteadhoa.org
 - secretary@homesteadhoa.org



Homestead Park B (Agate) Park Improvements

- Formed on June 2, 2010 & chartered to develop a concept for playground equipment in the open space known as 'Agate Park'
- Committee Members:
 - Rafael Dominguez, Chairman
 - Mike Toland
 - Tonya & Kalub Pershica
 - Mike & Sunny Smaldino
 - Nicole & Adam Knox

Playground Equipment



Playground Equipment





Homestead Future Topics

- Water planning could involve public input
- Website make over
 - Updated with improved appearance & content
 - New sections, FAQ & Document Guide

Q&A