



# Homestead at Jackson Creek Homeowners Association

2014 Annual Meeting

# Agenda

- Board of Directors
- Election
- Treasurer's Report
- Year in Review
- Guest Speakers:
  - Rafael Dominguez
  - Jeff Kaiser
- Questions & Answers



# Board of Directors

- Jim Desautel, President
- Thom Salo, Vice President (Resigned)
- Sue Pepin, Secretary/Treasurer

# Election

- Secretary/Treasurer
  - Nominee: Sue Pepin
- Vice President
  - Advisement e-mailed to HOA
  - Waiting for volunteers

# Treasure's Report

- Sue Pepin, Secretary/Treasurer
  - Balance Sheet (Assets vs Liabilities & Equity)
  - Cash Flow last two years
  - Cash Flow this year
  - Budgeted Cash Flow next year



# Balance Sheet

## ASSETS

### Cash & Bank Accounts

Checking \$ 5,646.15

HOA General \$ 5,030.92

Homestead Park Savings \$ 4,326.12

TOTAL Cash & Bank Accounts \$ 15,003.19

TOTAL ASSETS \$ 15,003.19

## LIABILITIES & EQUITY

LIABILITIES \$ -

EQUITY \$ 15,003.19

TOTAL LIABILITIES & EQUITY \$ 15,003.19



# Cash Flow Comparison 2012 & 2013

	<u>4/1/2011 - 3/31/2012</u>	<u>4/1/2012 - 3/31/2013</u>	<u>Delta</u>
<b>INFLOWS</b>			
Administrative Fee	900.00	1600.00	700.00
Construction Plan Approval (sheds, fences)	25.00	0.00	-25.00
Interest Inc.	6.99	6.99	0.00
Refund	0.00	15.00	15.00
<b>TOTAL INFLOWS</b>	<u>931.99</u>	<u>1,621.99</u>	690.00
<b>OUTFLOWS</b>			
Annual Report Electronic Filing Fee	0.00	10.00	-10.00
Bank Charge	66.00	0.00	66.00
Certified Letters	15.90	0.00	15.90
Gifts Given	217.00	0.00	217.00
Insurance	452.00	495.00	-43.00
Legal Counsel	245.00	0.00	245.00
Office Supplies	10.63	92.98	-82.35
US Post Office	135.00	184.00	-49.00
<b>TOTAL OUTFLOWS</b>	<u>1,141.53</u>	<u>781.98</u>	359.55
<b>OVERALL TOTAL</b>	<b>-209.54</b>	840.01	1,049.55



# Cash Flow

## April 2013 – Feb 2014

### INFLOWS

Administrative Fee	1,700.00
Interest Inc.	9.32
Refund	15.00
<b>TOTAL INFLOWS</b>	<b>1,724.32</b>

### OUTFLOWS

Annual Report Electronic Filing Fee	10.00
Insurance	495.00
Office Supplies	92.98
US Post Office	184.00
<b>TOTAL OUTFLOWS</b>	<b>781.98</b>
<b>OVERALL TOTAL</b>	<b>942.34</b>





# Budget 2014 - 2015

## INFLOWS

Administrative Fees	1,000.00
TOTAL INFLOWS	<u>1,000.00</u>

## OUTFLOWS

Annual Report Electronic Filing Fee	10.00
Certified Letters	20.00
Insurance	460.00
Office Supplies	100.00
US Post Office	184.00
	<u>774.00</u>
OVERALL TOTAL	226.00



# Jim Desautel, President

# Year in Review

- HB12-1237, Detailed:
  - HOA info available & not available to homeowners
  - Policies each HOA should establish
    - Board established two new policies
      - Financial Management
      - Financial Investment
- A third new policy created:
  - Assessment of Fines
    - Repeated violations of Covenants & Restrictions

# Future Topics

- HB13-1276, Debt Collection
  - Established minimum steps to be taken by HOA if homeowner does not cure debts
    - Notifications to homeowner
    - Accounting of debt to homeowner
    - Curing delinquent accounts
- Board drafted Debt Collection Policy
  - Draft policy under review



# Homestead Web Site

- Website address: [www.homesteadhoa.org](http://www.homesteadhoa.org)
- Board members email addresses:
  - board@homesteadhoa.org
  - president@homesteadhoa.org
  - vicepresident@homesteadhoa.org
  - secretary@homesteadhoa.org

# Guest Speakers

- Running for office in Town of Monument
- Format to follow:
  - Introduce themselves
  - Describe issues they believe are important to Town
  - Describe their position on those issues



Guest Speaker:

Rafael Dominguez



Guest Speaker:

Jeff Kaiser



# Q&A