

# Season's Trace HOA

## Meeting Minutes

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October 3, 2017

Call to Order at 6:32 PM

Present: Ted Johnson, Blake Rochelle, Kim Overton, Brian Sorrell,  
Tricia Sorrell, Lizzie Bailey

Public comments: None

### 2018 Budget Discussion

- Rec Assn Requests: We discussed at length the proposed 2018 budget from the Rec Assn. Tricia explained some of the breakdown of the cost explanations she got from Gary when they spoke last week. We discussed the following budget line items:
  1. Pool Contract for High Sierra. Can there be some savings here? We discussed the possibility of decreasing the number of hours the pool is open since weekdays the pool seems underutilized, especially in the earlier hours. The savings for lifeguards could be considerable over the course of the summer.
  2. General Maintenance and Repair. This line item is too vague and open for interpretation. Gary explained to Tricia this would include pool furniture replacement, painting the clubhouse, fixing the bathrooms etc. Gary provided an estimate for the replacement costs for the broken umbrellas and additional tables and chairs. We discussed the pricing of these items and also whether to fully fund this line item. We do not support the purchase of the corn hole toss games, especially since the new ones purchased this past year had already been broken. We determined we would not be comfortable purchasing all of the pool furniture and umbrellas this coming budget year. We also questioned the maintenance portion of the budget not allowing for any reserve for future repairs of the pump, which we know is coming eventually. The money in, money out of the proposed rec budget makes us uncomfortable, especially since it relies on \$4,000 in guest pool fees which will not be guaranteed.
  3. Utilities: We would like to see a breakdown of the utilities bills. Brian will work with Angela at Brooks Realty to get specific reporting of the monthly bills so we can look for potential savings.
  4. Legal fees: We cannot financially support \$2,000 for legal fees at this time, nor do we see a purpose. Ted suggests \$500 so they can retain the corporation services.

5. Zinc Paper and Sprockets: We discussed funding one of the sprocket machines. Blake had observed the process for making the passes, and we believe one machine to be sufficient to create the passes.

Ultimately we discussed we have an obligation to our homeowners to be fiscally conservative. We have decided to add a line item to our Single Family budget to allow for necessary repairs and replacement costs in our reserves to be certain the money will be available for future needs. The Rec Assn requested \$125 per household, to transfer \$35,625 to meet their financial needs. Our decision is to underfund this request. We will provide \$110 per household, transferring \$31,350 to the Rec Assn for their 2018 budget. We propose they amend their budget to decrease in the 5 areas discussed above to reduce their financial needs. We will maintain a rec reserve in our accounting of \$15 a per household, for a total amount of \$4275 available for request by the Rec Board to our Single Family Board. Any disbursement of the rec reserve fund will require the vote of the Single Family Board. We determined these figures based on an HOA assessment of \$210 per household, and the necessity to balance our budget and allow for the increasing cost of management fees and the balance of the clubhouse refurbishment that needs to be paid.

Several ideas on how to raise additional money for the Rec Assn were discussed, as well as more ways the Rec Assn may be able to save money. These ideas will be shared further when we meet with the Rec Assn on October 25<sup>th</sup> at 6:30 PM.

- Berkeley Realty Contract Discussion: We discussed two contract proposals from Berkeley services, and determined one was too expensive and the other may not include everything we want. We are split on the idea of having Berkeley provide Architectural review services, so we are still getting price quotes. Brian suggested we set aside \$7500 for management services in our budget, and then seek further quotes not to exceed that amount.

Brian motions that we approve the 2018 budget as presented, pending unanimous electronic approval of the discussed changes in the meeting. Lizzie seconds. Unanimous vote.

Brian motioned to adjourn the meeting at 8:10 PM.

Next Meeting: The Boards of Single Family, Multi Family and the Rec Assn will meet on October 25, 2017.

The annual meeting for STSFHOA is Nov 9, 2017 at 7 PM.