

# MEETING AGENDA

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

12/08/2020  
6:00 pm  
20332 Ramona Lane

## CALL TO ORDER

I. Attendance - Bart Landsman, Bill Clay, Ryan McLaughlan, Bobi Cuddihy, Kevin Sanford, Michael Krussman

II. Approval of Minutes - Minutes of September 17th, 2020 meeting were approved

## III. Report of Officers

### **President: Present**

- + DG Community/Sharing Library? Proposing to cover some of the costs (\$300) and homeowner will run with the planning and execution with Architectural Chair guidance and approval; proposing to implement Summer 2021 - motion made and carried
- + Sent letter to handful of homes regarding landscaping issues (overgrown issues) asking for help to maintain sidewalk clearance due to 4-5 week landscape cycle
- + Lot 138: Wall issue is being resolved (plans submitted to AC and City for new block wall that will match existing stucco wall along Hazelbrook)
- + Lot 133 (pepper tree): Unpainted front wall nook has been painted; issue resolved
- + Proposing \$1200/year budget for landscape reimbursement (only applies to ground - up wall replacement)

### **Vice President: Present**

- + New landscape contract is now in effect (5% increase for 2020/21)
- + B.J. tree trimming booked for 2021; they will trim trees inside walls at the same rate as our contract pricing; propose we email all homeowners a heads up for next service so homeowners can work directly with B.J. tree service to book services

### **Secretary: Present**

- + Nothing to report

### **Treasurer: Present**

- + Created and presented new budget for 2021
- + Propose that Board keeps a watchful eye on receipts submitted for any landscape reimbursements due to wall replacements (verifying receipts match what is purchased)
- + Budgeted \$10K for legal to address our Bylaws / CC&Rs
- + All lots are paid in full (including delinquents)

- + Proposing Bylaws / CC&Rs be adjusted prior to Annual Meeting - they have to be voted on by homeowners to pass and be adopted
- + Proposing to get rid of quarterly payment plan

### **Architecture Chair: Present**

- + Proposing to address wall maintenance issues on Bushard - quarterly pressure washing, painting common walls (mildew issues on Shelter walls)

### **Landscape Chair: Present**

- + Reiterated that No Touch houses still need to maintain their front property to CC&R standards (it is noted on letter portion that needs to be signed and returned)
- + Lot 133: S.A. will trim back pepper tree and plant foxtail agave in front planter
- + Political signs still up? Address homeowners on a personal level and ask to address
- + Saved money on tree trimming for 2020
- + Proposing to use vinegar based pesticide for weed abatement (agricultural vinegar) - purchase and provide to S.A. and see how far initial purchase gets us- Board approved to use HOA funds
- + 2021 \$400 Landscape reimbursement is inclusive of all work - not just plants
- + Proposing to refurbish/beautify some common areas (corner of Hazelbrook/Deervale for example or common area between Bancroft and Eastwood on Hazelbrook); will work to spec out costs for areas and if money is in the budget we move forward until funds are depleted and then budget for remaining areas (include drip irrigation in bids)
- + Suggested to come up with a maintenance schedule so that future Boards have a reference doc

## **IV. Action Items**

- + Landscape Chair to provide Landscape Letter to Secretary so it can be posted on DG HOA website
- + President to touch base with lawyer to get quote for services to address Bylaws / CC&Rs
- + Landscape to dig up old paint invoices and share with Treasurer and AC to get a baseline on cost
- + AC to get some bids for painting, pressure washing, wall maintenance
- + VP to provide contact and quote info to AC for pressure washing

## **V. Adjournment**

- + Meeting adjourned at 7:45pm

**NEXT MEETING: 02/02/2021 - 6PM at 9261 Candlewood**

12/08/20

**Deane Gardenhome Association**  
**Profit & Loss Budget vs. Actual (Cash Report)**  
**January 1 through December 8, 2020**

	Jan 1 - Dec 8, 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Homeowner Assessments			
Annual Assessments	66,720.00	66,720.00	0.00
Prepayment 5% Discount	-2,300.00	-2,500.00	200.00
Total Homeowner Assessments	64,420.00	64,220.00	200.00
Interest Income from Bank	189.30	100.00	89.30
Late Fees	151.51	200.00	-48.49
Transfer/Escrow Fees	500.00	750.00	-250.00
Total Income	65,260.81	65,270.00	-9.19
Gross Profit	65,260.81	65,270.00	-9.19
Expense			
Professional Fees			
Accounting	3,000.00	3,000.00	0.00
Website Design	220.00	450.00	-230.00
Total Professional Fees	3,220.00	3,450.00	-230.00
Cost of Services			
Contracted Landscape Services	30,741.00	33,523.50	-2,782.50
Extra Services & Supplies			
Fertilize/Weed Abatement/Mulch	1,258.00	1,000.00	258.00
Flowers/Plants/Trees	0.00	1,000.00	-1,000.00
Tree Services	5,640.00	6,500.00	-860.00
Extra Services & Supplies - Other	0.00	500.00	-500.00
Total Extra Services & Supplies	6,898.00	9,000.00	-2,102.00
Sprinklers & Walls			
Sprinkler Maintenance	2,423.63	3,300.00	-876.37
Wall Maintenance	100.00	5,000.00	-4,900.00
Total Sprinklers & Walls	2,523.63	8,300.00	-5,776.37
Total Cost of Services	40,162.63	50,823.50	-10,660.87
General /Administrative Expense			
Insurance	4,126.00	4,100.00	26.00
Legal Fees			
Legal Expenses--Regular	0.00	2,500.00	-2,500.00
Total Legal Fees	0.00	2,500.00	-2,500.00
Mail Box Annual Rental	92.00	100.00	-8.00
Meeting Room Rental	0.00	100.00	-100.00
Office Expense			
Webhosting	149.87	160.00	-10.13
Office Supplies	11.95	125.00	-113.05
Postage and Delivery	188.12	450.00	-261.88
Printing and Reproduction	11.72	150.00	-138.28
Office Expense - Other	4.70	0.00	4.70
Total Office Expense	366.36	885.00	-518.64
Taxes & Audit			
Audit/Tax Preparation	0.00	300.00	-300.00
Filing Fees	25.00	25.00	0.00
Total Taxes & Audit	25.00	325.00	-300.00
Utilities	684.02	750.00	-65.98
Total General /Administrative Expense	5,293.38	8,760.00	-3,466.62
Total Expense	48,676.01	63,033.50	-14,357.49
Net Ordinary Income	16,584.80	2,236.50	14,348.30
Net Income	16,584.80	2,236.50	14,348.30

12/08/20

Deane Gardenhome Association  
Balance Sheet (Cash Report)  
As of December 8, 2020

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	<u>Dec 8, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
TIAA Bank - 900159421	11,962.01
Union Bank--Checking	36,193.01
Total Checking/Savings	<u>48,155.02</u>
Accounts Receivable	
Accounts Receivable	-10,620.00
Total Accounts Receivable	<u>-10,620.00</u>
Total Current Assets	<u>37,535.02</u>
TOTAL ASSETS	<u>37,535.02</u>
LIABILITIES & EQUITY	
Equity	
Reserve	11,500.00
Retained Earnings	9,450.22
Net Income	16,584.80
Total Equity	<u>37,535.02</u>
TOTAL LIABILITIES & EQUITY	<u>37,535.02</u>