

MEETING AGENDA
Deane Gardenhome Association
HUNTINGTON BEACH, CA

06/01/2021
5:15 pm
Bancroft cul-de-sac

CALL TO ORDER

I. Attendance - Bart Landsman, Bobi Cuddihy, Kevin Sanford, Ryan McLaughlan, Deb Janus, Martha Werth

II. Approval of Minutes - Minutes of March 30, 2021 meeting were approved

III. Report of Officers

President: Present

+ Waiting to hear from legal council regarding status of HOA - social club?

Vice President: Not Present

+ N/A

Secretary: Present

+ Nothing to report

Treasurer: Present

- + We are current with CA franchise tax board
- + Reported on 1 delinquent account (Lot 74)
- + 2020 taxes filed
- + Presented HOA insurance coverage changes (Secretary to take ownership and reach out to LaBarre/Oksnee Insurance Agency)
- + Presented financials - to be uploaded to DGHOA website

Architecture Chair: Present

- + Construction at Lot 128 Candlewood: stucco work to continue this month
- + Update on wall construction on Lot 21
- + Lot 139: Still in contact with owner on progress with City of HB Building; open line of communication with owner and in progress with City of HB

Landscape Chair: Present

- + Updated Landscape No Touch list and presented to President
- + Still collecting pricing info on beautification of corners

IV. Action Items

- + President to update Board once he hears back from legal council regarding status of HOA
- + AC to monitor wall remodels - Lot 139, Lot 21, Lot 74
- + Secretary to reach out to LaBarre/Oksnee Insurance Agency to clarify updates to our policy; request updated policy/premium cost and present to Board for review; need to renew by end of June
- + Secretary to update website with financials; work with Treasurer to adjust how financials are presented on website
- + Board to work on Annual Letter
- + Landscape Chair to collect pricing info on beautifying the corner of Hazelbrook / Deervale and then will presented to the Board for input and approval.

V. Adjournment

- + Meeting adjourned at 5:45 pm

NEXT MEETING: 07/27/2021 - 6:30 PM at 20332 Ramona Lane

Annual Meeting Notes June 1st, 2021 / 6pm / Bancroft Circle

- + Meeting called to order at 6:05pm
- + Introductions - Bart, Bobi, Ryan, Kevin, Deb and Martha were present
- + President: addressed attendees and gave a small background on goals of Board: keep neighborhood clean, orderly, maintained; filled attendees in on landscape schedule; addressed 5 year back-tax issue and how we are now up to date; made note about visiting DG HOA website to find info on CC&Rs, Landscape, etc.
- + Treasurer addressed current status with FTB - originally incorporated in 1968, addressed distinction between social club and common interest development (have to abide by Davis-Stirling); goal is to keep architectural covenant in tact
- + AC chair addressed upcoming slurry and road paving - sometime before August; let homeowners know about common wall issues throughout tract and that the Board is working to rectify issues; let homeowners know about being aware of wall issues - common wall issues, planters against common walls, termite issues, etc

+ Landscape Chair: addressed sprinkler issues and suggested to homeowners to reach out to Martha via phone/email or Sam directly - do not communicate to crew members, they will not help with issues, only Martha and Sam can expedite repairs; suggested to homeowners to drop a note, email or call if they have any special suggestions or requests (open line of communication; addressed issues with putting planters against common walls - need to be aware of weep lines, hop-mop and plexiglass prep of planter beds before considering adding (will add a reminder in Annual Letter and reference CC&Rs); make a note in annual letter about not drilling items in common walls due to concerns of compromising common wall/structures

Meeting Concluded at 6:30pm

06/01/21

Deane Gardenhome Association
Balance Sheet
As of May 31, 2021

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
TIAA Bank - 900159421	11,979.62
Union Bank--Checking	67,652.67
Total Checking/Savings	79,632.29
Accounts Receivable	
Accounts Receivable	520.00
Total Accounts Receivable	520.00
Other Current Assets	
Attorney Retainer Deposit	600.00
Total Other Current Assets	600.00
Total Current Assets	80,752.29
TOTAL ASSETS	<u>80,752.29</u>
LIABILITIES & EQUITY	
Equity	
Reserve	11,500.00
Retained Earnings	19,298.26
Net Income	49,954.03
Total Equity	80,752.29
TOTAL LIABILITIES & EQUITY	<u>80,752.29</u>

Deane Gardenhome Association
Profit & Loss Budget vs. Actual (Cash Report)
January through May 2021

	Jan - May 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Returned Check Charges	9.00		
Homeowner Assessments			
Annual Assessments	66,240.00	66,720.00	-480.00
Prepayment 5% Discount	-2,420.00	-2,500.00	80.00
Total Homeowner Assessments	63,820.00	64,220.00	-400.00
Interest Income from Bank	8.71	100.00	-91.29
Late Fees	50.40	200.00	-149.60
Transfer/Escrow Fees	0.00	750.00	-750.00
Total Income	63,888.11	65,270.00	-1,381.89
Gross Profit	63,888.11	65,270.00	-1,381.89
Expense			
Bank Service Charges	9.00		
Professional Fees			
Legal Fees			
Legal Expenses--Governing Docs	1,607.00	10,000.00	-8,393.00
Total Legal Fees	1,607.00	10,000.00	-8,393.00
Accounting	1,500.00	3,000.00	-1,500.00
Website Design	110.00	300.00	-190.00
Total Professional Fees	3,217.00	13,300.00	-10,083.00
Cost of Services			
Contracted Landscape Services	14,580.00	33,668.00	-19,088.00
Extra Services & Supplies			
Reimbursement for Landscaping	0.00	1,200.00	-1,200.00
Fertilizer/Weed Abatement/Mulch	237.00	2,500.00	-2,263.00
Flowers/Plants/Trees	1,200.00	5,000.00	-3,800.00
Tree Services	0.00	6,000.00	-6,000.00
Total Extra Services & Supplies	1,437.00	14,700.00	-13,263.00
Sprinklers & Walls			
Sprinkler Maintenance	540.00	3,000.00	-2,460.00
Wall Maintenance	85.17	5,000.00	-4,914.83
Total Sprinklers & Walls	625.17	8,000.00	-7,374.83
Total Cost of Services	16,642.17	56,368.00	-39,725.83
General /Administrative Expense			
Insurance	0.00	4,200.00	-4,200.00
Mail Box Annual Rental	0.00	100.00	-100.00
Office Expense			
Webhosting	0.00	160.00	-160.00
Office Supplies	0.00	100.00	-100.00
Postage and Delivery	109.50	350.00	-240.50
Printing and Reproduction	0.00	150.00	-150.00
Office Expense - Other	63.50		
Total Office Expense	173.00	760.00	-587.00
Taxes & Audit			
Filing Fees	-20.52	25.00	-45.52
Taxes & Audit - Other	0.00	300.00	-300.00
Total Taxes & Audit	-20.52	325.00	-345.52
Utilities	227.43	750.00	-522.57
Total General /Administrative Expense	379.91	6,135.00	-5,755.09
Total Expense	20,248.08	75,803.00	-55,554.92
Net Ordinary Income	43,640.03	-10,533.00	54,173.03
Net Income	43,640.03	-10,533.00	54,173.03