

MEETING AGENDA

Deane Gardenhome Association
HUNTINGTON BEACH, CA

03/31/2022
6:30 pm
20332 Ramona

CALL TO ORDER

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

II. Approval of Minutes - Minutes of January 31st, 2022 meeting were approved.

III. Report of Officers

President: Present

+ Addressed Annual Letter, proposed to release in early July after Annual Meeting - Secretary to handle.

+ President to draft up Annual Meeting notice and mail out in May

+ Addressed retainer fee for lawyer for 2022 - no vote needed to address retainer fee - lawyer will honor discounted rate without having to agree to retainer; President to email accounting to not pay retainer invoice

+ Ongoing construction projects: addressed AC - still pending, do we have a timelines - Lots 65, 74, 128, etc

+ Motioned to follow through with bender board on corners - motion carried. Landscape to follow through with landscape contractors and present final bids to board for approval

+ Received request from VP to adjust power washing invoice

Vice President: Not Present

+ Nothing to report

Secretary: Present

+ Secretary to work on Annual Letter for July release - will present to board for approval

+ Work with web site designer to include section on website to address wall issues that have been occurring throughout the tract - President to provide short letter using his wall as an example - to provide photos as well; photos to come from Treasurer with her wall repair as well.

Treasurer: Present

- + Resolved Quickbooks issues - need new updated version
- + 2022: currently 1 lot in arrears - President to issue a dues letter reminder
- + Presented financials - see below

Architecture Chair: Present

- + Proposed issuing letters to homes that have outstanding architectural issues - paint, general appearance, etc. As a board we have been lenient with issues the past year or so due to the pandemic (financial issues impacting everyone) but we need to start enforcing architectural rules - suggested a blanket letter to all homeowners to address these issues; letter to suggest that if you have issues please present a timeline to completion and please be prepared for letters if issues are not addressed.
- + Update on wall/planter (Lot 74): Wall painting completed; landscaping has started; irrigation being addressed - working with Landscape Chair: landscape contractor doing palms and irrigation (drip).
- + Bushard Wall / Accident: Wall is now fixed - patched and painted
- + Pursuing updates on several lots with long term construction - Lot 128 (Candlewood), Lot 65 (Eastwood)

Landscape Chair: Present

- + Presented bender board repair bid for tract to board; also had current landscape company provide bid - Landscape Chair to walk area with contractors to clarify bid info
- + Updated board on planter landscaping for Lot 74 - working with Architectural Chair
- + Proposed to address corner lot landscaping - Lot 1 - where dirt was removed - tabled until next meeting but wanted to put on board's radar
- + Proposed to purchase tree to cover seam between 2 walls on Hazelbrook - Lot 74 and Lot 75; Board motioned and motion carried
- + Landscape Chair to check on sprinkler issues with S.A. Landscape on several homes (i.e. corner of Deervale / Candlewood - Lot 130)

IV. Adjournment - Meeting adjourned at 7:35 PM. Next meeting is scheduled for June 2nd, 2022 at 6:30 pm at 20332 Ramona.

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Deane Gardenhome Association
Balance Sheet (Cash Report)
As of March 31, 2022

	<u>Mar 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
TIAA Bank - 900159421	11,999.69
Union Bank--Checking	81,970.97
Total Checking/Savings	<u>93,970.66</u>
Other Current Assets	
Attorney Retainer Deposit	600.00
Total Other Current Assets	<u>600.00</u>
Total Current Assets	<u>94,570.66</u>
TOTAL ASSETS	<u><u>94,570.66</u></u>
LIABILITIES & EQUITY	
Equity	
Reserve	11,500.00
Retained Earnings	27,097.54
Net Income	55,973.12
Total Equity	<u>94,570.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>94,570.66</u></u>

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Deane Gardenhome Association
Profit & Loss Budget vs. Actual (Cash Report)
January through March 2022

	Jan - Mar 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
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	0.00	50.00	-50.00
Late Fees	40.00	100.00	-60.00
Transfer/Escrow Fees	0.00	750.00	-750.00
Total Income	63,860.00	65,120.00	-1,260.00
Gross Profit	63,860.00	65,120.00	-1,260.00
Expense			
Professional Fees			
Legal Fees			
Legal Expenses--Regular	654.00	5,000.00	-4,346.00
Total Legal Fees	654.00	5,000.00	-4,346.00
Accounting	750.00	3,000.00	-2,250.00
Website Design	55.00	450.00	-395.00
Total Professional Fees	1,459.00	8,450.00	-6,991.00
Cost of Services			
Contracted Landscape Services	6,095.00	37,000.00	-30,905.00
Extra Services & Supplies			
Reimbursement for Landscaping	0.00	1,200.00	-1,200.00
Fertilize/Weed Abatement/Mulch	0.00	1,000.00	-1,000.00
Flowers/Plants/Trees	0.00	3,000.00	-3,000.00
Tree Services	0.00	5,500.00	-5,500.00
Total Extra Services & Supplies	0.00	10,700.00	-10,700.00
Sprinklers & Walls			
Sprinkler Maintenance	0.00	2,000.00	-2,000.00
Wall Maintenance	0.00	1,500.00	-1,500.00
Total Sprinklers & Walls	0.00	3,500.00	-3,500.00
Total Cost of Services	6,095.00	51,200.00	-45,105.00
General /Administrative Expense			
Insurance	0.00	4,500.00	-4,500.00
Mail Box Annual Rental	0.00	125.00	-125.00
Meeting Room Rental	0.00	0.00	0.00
Office Expense			
Webhosting	0.00	200.00	-200.00
Office Supplies	0.00	100.00	-100.00
Postage and Delivery	0.00	300.00	-300.00
Printing and Reproduction	0.00	150.00	-150.00
QuickBooks	269.36	300.00	-30.64
Total Office Expense	269.36	1,050.00	-780.64
Taxes & Audit			
Audit/Tax Preparation	0.00	200.00	-200.00
Filing Fees	0.00	0.00	0.00
Total Taxes & Audit	0.00	200.00	-200.00
Utilities	63.52	900.00	-836.48
Total General /Administrative Expense	332.88	6,775.00	-6,442.12
Total Expense	7,886.88	66,425.00	-58,538.12
Net Ordinary Income	55,973.12	-1,305.00	57,278.12
Net Income	55,973.12	-1,305.00	57,278.12