

# MEETING AGENDA - ANNUAL MEETING

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

06/21/2022  
6:30 pm  
Bancroft Circle

## CALL TO ORDER

I. Attendance - Bart Landsman, Kevin Sanford, Bobi Cuddihy, Michael Krussman

II. Approval of Minutes - Minutes of June 7th, 2022 meeting were approved.

### III. Report of Officers

+ Addressed tract walls, 54 years old, if replacing please contact President for help with permits; also need a letter from Architecture Chair

+ Elections: Announced that there are no elections this year but encouraged people to please run. Also touched on the new election parameters: 3 year term, 3 year term, wait 3 years and then run again

+ Yard Maintenance: 5 week turn around, basic maintenance only. Those with heavy upkeep, please help out. See Martha (Landscape Chair) for approved plants. Landscaping takes up majority of our expenses in addition to our yearly tree trim and we have to renegotiate contract in 2023 (costs likely to increase during this contract negotiation)

+ Web site being updated but all financials are online - deanegardenhomes.com

+ Raising dues to \$530 yearly with \$20 deduction for early payment

+ Insurance renewal due July - looking into a different company as we have been paying for stuff we don't need

+ Property maintenance: letters sent to all to fix/update/paint parts that can be seen. Specific letters to non complying homes will be in August - received heavy push back on this item from a homeowner but we are within the CCR to do this.

+ Additions to newsletter: 1. Per HB, no construction work to be done on Sundays. 2. When any work being done please clean up the street and gutters

+ Request to contact a curb/address painter to come to our tract to offer services - cost not covered by HOA, all cost to be covered by homeowners

IV. Adjournment - Next meeting to be determined at a later date

06/20/22

**Deane Gardenhome Association**  
**Profit & Loss Budget vs. Actual (Cash Report)**  
**January 1 through June 20, 2022**

	Jan 1 - Jun 20, 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Homeowner Assessments			
Annual Assessments	66,720.00	66,720.00	0.00
Prepayment 5% Discount	-2,420.00	-2,500.00	80.00
Total Homeowner Assessments	64,300.00	64,220.00	80.00
Interest Income from Bank	2.82	50.00	-47.18
Late Fees	80.00	100.00	-20.00
Transfer/Escrow Fees	0.00	750.00	-750.00
Total Income	64,382.82	65,120.00	-737.18
Gross Profit	64,382.82	65,120.00	-737.18
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	1,500.00	3,000.00	-1,500.00
Website Design	120.00	450.00	-330.00
Total Professional Fees	2,274.00	8,450.00	-6,176.00
Cost of Services			
Contracted Landscape Services	15,237.50	37,000.00	-21,762.50
Extra Services & Supplies			
Reimbursement for Landscaping	455.00	1,200.00	-745.00
Fertilize/Weed Abatement/Mulch	0.00	1,000.00	-1,000.00
Flowers/Plants/Trees	115.56	3,000.00	-2,884.44
Tree Services	350.00	5,500.00	-5,150.00
Total Extra Services & Supplies	920.56	10,700.00	-9,779.44
Sprinklers & Walls			
Sprinkler Maintenance	85.00	2,000.00	-1,915.00
Wall Maintenance	970.42	1,500.00	-529.58
Sprinklers & Walls - Other	318.46	0.00	318.46
Total Sprinklers & Walls	1,373.88	3,500.00	-2,126.12
Total Cost of Services	17,531.94	51,200.00	-33,668.06
General /Administrative Expense			
Insurance	0.00	4,500.00	-4,500.00
Mail Box Annual Rental	0.00	125.00	-125.00
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
Office Expense - Other	54.42	0.00	54.42
Total Office Expense	323.78	1,050.00	-726.22
Taxes & Audit			
Audit/Tax Preparation	0.00	200.00	-200.00
Total Taxes & Audit	0.00	200.00	-200.00
Utilities	264.22	900.00	-635.78
Total General /Administrative Expense	588.00	6,775.00	-6,187.00
Total Expense	20,393.94	66,425.00	-46,031.06
Net Ordinary Income	43,988.88	-1,305.00	45,293.88
Net Income	43,988.88	-1,305.00	45,293.88

06/20/22

Deane Gardenhome Association  
Balance Sheet (Cash Report)  
As of June 20, 2022

---

	<u>Jun 20, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
TIAA Bank - 900159421	12,002.51
Union Bank--Checking	<u>69,983.91</u>
Total Checking/Savings	81,986.42
Other Current Assets	
Attorney Retainer Deposit	<u>600.00</u>
Total Other Current Assets	<u>600.00</u>
Total Current Assets	<u>82,586.42</u>
TOTAL ASSETS	<u><u>82,586.42</u></u>
LIABILITIES & EQUITY	
Equity	
Reserve	11,500.00
Retained Earnings	27,097.54
Net Income	<u>43,988.88</u>
Total Equity	<u>82,586.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>82,586.42</u></u>