

# MEETING AGENDA - ANNUAL MEETING

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

11/17/2022  
6:30 pm  
20332 Ramona Lane

## CALL TO ORDER

I. Attendance - Bart Landsman, Bobi Cuddihy, Michael Krussman, Ryan McLaughlan, Deb Janus

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

III. Report of Officers

### **President: Present**

- + Update on tree trimming - complete for 2022
- + Update on new wall on Hazelbrook (Lot 108)- complete; working on landscaping
- + Update on letters sent to homeowners for repairs - 5 responses, will send follow ups after holidays
- + Corner of Hazelbrook and Deervale getting facelift as far as landscaping - Lot 1
- + Bender board (landscaping) - WIP and to continue
- + Will work with Landscape Chair on landscape contract - new RFQs for 2024 going forward

### **Vice President: Not Present**

- + N/A

### **Treasurer: Present**

- + Presented current financials and 2023 budget
- + 2023 Budget reflects dues increase
- + To look into cost of website hosting and monthly maintenance

### **Secretary: Present**

- + Updated Board on emails received from homeowners regarding recommendations on vendors for home improvements - consensus that we cannot provide recommendations endorsed by the board but the board can provide recommendations on a personal level

+ To reach out to website contact regarding retirement at end of year and transition to new service - monthly charges? Can we facilitate maintenance on our end without 3rd party help? Need an outline of how transition will happen - passwords, recurring annual charges, etc.

+ To follow up on 20231 Deervale escrow - to reach out to accounting regarding transfer fee - did it go through?

**Landscape Chair: Not Present**

+ Via President: bender board work throughout tract to continue - WIP

+ Yearly tree trimming completed for 2022

+ 2023 is last year on S.A. landscape contract - to discuss at next meeting

**Member at large: Present**

+ Deb confirmed with city of HB that under our HOA no multiple level/multi unit homes can be built within our tract (SB 9/10)

**Architecture Chair: Not Present**

+ N/A

IV. Adjournment - Meeting adjourned at 7:30 PM. Next meeting to be determined at a later date - targeting early February

Deane Gardenhome Association  
 Profit & Loss Budget vs. Actual (Cash Report)  
 January 1 through November 17, 2022

	Jan 1 - Nov 17, 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	12.19	50.00	-37.81
Late Fees	90.00	100.00	-10.00
Transfer/Escrow Fees	250.00	750.00	-500.00
Total Income	64,652.19	65,120.00	-467.81
Gross Profit	64,652.19	65,120.00	-467.81
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	3,000.00	3,000.00	0.00
Website Design	1,898.00	450.00	1,448.00
Total Professional Fees	5,552.00	8,450.00	-2,898.00
Cost of Services			
Contracted Landscape Services	30,634.50	37,000.00	-6,365.50
Extra Services & Supplies			
Reimbursement for Landscaping	624.19	1,200.00	-575.81
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	1,089.75	10,700.00	-9,610.25
Sprinklers & Walls			
Sprinkler Maintenance	5,495.35	2,000.00	3,495.35
Wall Maintenance	3,678.92	1,500.00	2,178.92
Total Sprinklers & Walls	9,174.27	3,500.00	5,674.27
Total Cost of Services	40,898.52	51,200.00	-10,301.48
General /Administrative Expense			
Insurance	3,439.00	4,500.00	-1,061.00
Mail Box Annual Rental	156.00	125.00	31.00
Office Expense			
Webhosting	224.87	200.00	24.87
Office Supplies	23.90	100.00	-76.10
Postage and Delivery	131.30	300.00	-168.70
Printing and Reproduction	99.33	150.00	-50.67
QuickBooks	269.36	300.00	-30.64
Total Office Expense	748.76	1,050.00	-301.24
Taxes & Audit			
Audit/Tax Preparation	0.00	200.00	-200.00
Total Taxes & Audit	0.00	200.00	-200.00
Utilities	629.28	900.00	-270.72
Total General /Administrative Expense	4,973.04	6,775.00	-1,801.96
Total Expense	51,423.56	66,425.00	-15,001.44
Net Ordinary Income	13,228.63	-1,305.00	14,533.63
Net Income	13,228.63	-1,305.00	14,533.63

Deane Gardenhome Association  
 Profit & Loss Budget Overview  
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Homeowner Assessments	
Annual Assessments	73,670.00
Prepayment 5% Discount	2,500.00
Total Homeowner Assessments	76,170.00
Interest Income from Bank	25.00
Late Fees	100.00
Transfer/Escrow Fees	750.00
Total Income	77,045.00
Gross Profit	77,045.00
Expense	
Professional Fees	
Legal Fees	
Legal Expenses--Regular	2,500.00
Total Legal Fees	2,500.00
Accounting	3,000.00
Website Design	1,000.00
Total Professional Fees	6,500.00
Cost of Services	
Contracted Landscape Services	40,000.00
Extra Services & Supplies	
Reimbursement for Landscaping	1,200.00
Fertilize/Weed Abatement/Mulch	1,000.00
Flowers/Plants/Trees	3,000.00
Tree Services	6,500.00
Total Extra Services & Supplies	11,700.00
Sprinklers & Walls	
Sprinkler Maintenance	2,000.00
Wall Maintenance	3,000.00
Total Sprinklers & Walls	5,000.00
Total Cost of Services	56,700.00
General /Administrative Expense	
Insurance	4,500.00
Mail Box Annual Rental	200.00
Office Expense	
Webhosting	250.00
Office Supplies	100.00
Postage and Delivery	200.00
Printing and Reproduction	150.00
QuickBooks	300.00
Total Office Expense	1,000.00
Taxes & Audit	
Audit/Tax Preparation	200.00
Total Taxes & Audit	200.00
Utilities	1,000.00
Total General /Administrative Expense	6,900.00
Total Expense	70,100.00
Net Ordinary Income	6,945.00
Net Income	6,945.00