

MEETING AGENDA

Deane Gardenhome Association
HUNTINGTON BEACH, CA

4/25/2023
6:30 pm
20332 Ramona Lane

CALL TO ORDER

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

II. Approval of Minutes - Minutes of February 1st, 2022 meeting were approved.

III. Report of Officers

President: Present

+ Addressed Fine Schedule: To remove note about Christmas Lights from fine schedule. Will work to update posted fine schedule on DGHOA website

+ Open spots on Board: voiced concern about spots opening up on board and how to address them. Will start reaching out to management companies to get quotes for what it would cost to hire a management company to help run the association. To present to Board and discuss noting this in a letter to the association about the importance of finding new members to join the Board

+ Deb to help with Nomination Forms - will receive nomination forms at her address and will share with President

+ Lights at entrance - 1 is out - AC to look into and replace if necessary

+ Addressed Home Improvement list with Board for input. The outcome of the Board input will dictate which lots receive maintenance letters and on what schedule they get sent out. Question posed to Board - tackle entire list or work off a prioritized list

+ President to reach out to legal counsel to get input on Home Improvement Letters and how to proceed

Vice President: Not Present

N/A

Treasurer: Present

+ Presented current financials and 2023 budget - via email

Secretary: Present

- + Work on organizing docs in Drive
- + Will continue to look out for escrows to help facilitate docs and transfer fees
- + Upcoming: Annual letter due in Summer, after Annual Meeting

Landscape Chair: Present

- + Bender board project - UPDATE: Complete
- + Presented additional homes to be considered for Improvement letters
- + Will let S.A. Landscape know to avoid hedge at 20232 Ramona - possibly unsafe wall condition
- + Proposed to Board a plan to update entrance to Deane Gardens (Bushard/Hazelbrook entrance) - presented quote from landscape contractor. Asked Board to consider quote. Board to consider and look into how this can be extrapolated to include rest of common areas in tract as a multi year plan to beautify tract and ultimately reduce landscape maintenance cost. For example, adequately installed weed barrier and rock to prevent weeds would mean less maintenance time by S.A. Landscape and less reduced cost on landscape contract.

Members at large: Michael Krussman and Deb Janus

- + Presented additional homes to be considered for Improvement letters
- + Deb to help President with nomination forms - collecting and relaying info to President

Architecture Chair: Present

- + Presented additional homes to be considered for Improvement letters. Will work to add to existing list that was presented at meeting
- + AC to create form letter that will go out homes that have recently renovated and are working hard to keep the appearance of their homes up. Letter will recognize and thank them for their effort to keep Deane Gardens a beautiful place to live. Board will sign these letters personally at meetings and deliver to homes

IV. Adjournment - Meeting adjourned at 8:30pm. Next meeting is Annual Meeting on June 22nd, 2023 at 6:30pm in Bancroft Circle

Additional Items

Home Improvement List - Priorities to address in first wave of letters

- + #2, 8 (AC brought up wire on outside home - Michael address with homeowner to rectify - code enforcement if necessary), 9, 17, 20, 23, 20222 Ramona (lot 118) - wall falling over, only held up by ivy; possible danger to landscape contractor that trims ivy and public using sidewalk

Hynes Meeting

- + The Hynes were fined by the Board for not removing their boat from their driveway in a timely manner after letters and notices were sent per the CC&Rs and By-Laws. Lore Hynes addressed the Board with her dissatisfaction over being fined. The Board rescinded the fine as the boat has been removed permanently.

Deane GardenHome Association
P&L Budget vs. Actual
 January 1 - April 25, 2022

	Total		
	Actual	Budget	Over Budget
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	2.82	50.00	(47.18)
Late Fees	40.00	100.00	(60.00)
Transfer/Escrow Fees		750.00	(750.00)
Total Income	63,862.82	65,120.00	(1,257.18)
Gross Profit	63,862.82	65,120.00	(1,257.18)
Expenses			
Cost of Services			-
Contracted Landscape Services	9,142.50	37,000.00	(27,857.50)
Extra Services & Supplies			-
Fertilize/Weed Abatement/Mulch		1,000.00	(1,000.00)
Flowers/Plants/Trees	115.56	3,000.00	(2,884.44)
Reimbursement for Landscaping	465.00	1,200.00	(745.00)
Tree Services	125.00	5,500.00	(5,375.00)
Total Extra Services & Supplies	695.56	10,700.00	(10,004.44)
Sprinklers & Walls			-
Sprinkler Maintenance	258.46	2,000.00	(1,740.54)
Wall Maintenance	970.42	1,500.00	(529.58)
Total Sprinklers & Walls	1,229.88	3,500.00	(2,270.12)
Total Cost of Services	11,067.94	51,200.00	(40,132.06)
General /Administrative Expense			-
Insurance		4,500.00	(4,500.00)
Mail Box Annual Rental		125.00	(125.00)
Office Expense			-
Office Supplies		100.00	(100.00)
Postage and Delivery		300.00	(300.00)
Printing and Reproduction	54.42	150.00	(95.58)
QuickBooks	268.36	300.00	(30.64)
Webhosting		200.00	(200.00)
Total Office Expense	323.78	1,050.00	(726.22)
Taxes & Audit			-
Audit/Tax Preparation		200.00	(200.00)
Total Taxes & Audit	-	200.00	(200.00)
Utilities	205.43	900.00	(694.57)
Total General /Administrative Expense	529.21	6,775.00	(6,245.79)
Professional Fees			-
Accounting	750.00	3,000.00	(2,250.00)
Legal Fees			-
Legal Expenses--Regular	654.00	5,000.00	(4,346.00)
Total Legal Fees	654.00	5,000.00	(4,346.00)
Website Design	55.00	450.00	(395.00)
Total Professional Fees	1,459.00	8,450.00	(6,991.00)
Total Expenses	13,056.15	66,425.00	(53,368.85)
Net Operating Income	50,806.67	(1,305.00)	52,111.67
Net Income	50,806.67	(1,305.00)	52,111.67

Deane GardenHome Association

Balance Sheet
As of April 25, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Clearing Acct	0.00
Downey Savings Bank	0.00
TIAA Bank - 900159421	12,101.09
Union Bank--Checking	81,894.54
Union Bank--COD	0.00
Union Bank--Savings-Closed 6.5.	0.00
Total Bank Accounts	\$93,995.63
Accounts Receivable	
Accounts Receivable	220.60
Total Accounts Receivable	\$220.60
Other Current Assets	
Attorney Retainer Deposit	0.00
Undeposited Funds from A/R	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$94,216.23
TOTAL ASSETS	\$94,216.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	655.00
Total Accounts Payable	\$655.00
Total Current Liabilities	\$655.00
Total Liabilities	\$655.00
Equity	
Opening Bal Equity	0.00
Reserve	11,500.00
Retained Earnings	23,656.30
Net Income	58,404.93
Total Equity	\$93,561.23
TOTAL LIABILITIES AND EQUITY	\$94,216.23

