

MEETING AGENDA - Annual Meeting

Deane Gardenhome Association
HUNTINGTON BEACH, CA

8/21/2023
6:30 pm
20332 Ramona Lane

CALL TO ORDER

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

II. Approval of Minutes - Minutes of June 30th, 2023 meeting were approved

III. Report of Officers

President: Present

+ 26 "home issue" letters sent out: 17 fixed the issues that were noted in the letters, 6 homes in WIP (2 homes were partially addressed and still need to be completed - President to address individually), 2 homes did not reply at all. Updated fine schedule is posted on DGHOA website.

+ Drafted fine letters to 2 homes that did not reply. Treasurer to draft up fine invoices and provide back to President to attach letters

+ Requested status update on Newsletter - Secretary to work on

+ Still need VP - opened discussion with current Board

+ Opened discussion about plan to campaign for new Board members to fill vacant seats coming up 2024

Vice President: Not Present

N/A

Treasurer: Present

+ Presented updated financials and 2023 budget

+ No outstanding dues owed

+ 1 home in escrow

Secretary: Present

+ Work on organizing docs in Drive - still in WIP

+ Newsletter - in WIP

+ Website: to update Board members - add Peggy as new member and update Board matrix to reflect current changes

Landscape Chair: Not Present

+ N/A

Architecture Chair: Present

+ Presented update on several homes that are still under construction (Eastwood and Bancroft)

+ To follow up with Lot 89 regarding ongoing construction in front of lot

Members at large: Michael Krussman (not present) and Deb Janus

+ Presented update on escrows. Will work together with Secretary to handle escrows together

IV. Adjournment - Meeting adjourned at 7:30pm. Next meeting TBD

Deane Gardenhome Association

Balance Sheet (Cash Report)

As of August 21, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
TIAA Bank - 900159421	12,145.95
US Bank - 6307	63,453.80
Total Bank Accounts	\$75,599.75
Total Current Assets	\$75,599.75
TOTAL ASSETS	\$75,599.75
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Reserve	11,500.00
Retained Earnings	59,690.30
Net Income	4,409.45
Total Equity	\$75,599.75
TOTAL LIABILITIES AND EQUITY	\$75,599.75

Deane GardenHome Association
Budget vs. Actuals: FY_2023 - FY23 P&L
 January 1 - August 21, 2023

	Total		
	Actual	Budget	over Budget
Income			
Homeowner Assessments			0.00
Annual Assessments	73,670.00	73,670.00	0.00
Prepayment 5% Discount	-2,240.00	2,500.00	-4,740.00
Total Homeowner Assessments	\$ 71,430.00	\$ 76,170.00	-\$ 4,740.00
Interest Income from Bank	89.55	25.00	64.55
Late Fees	170.30	100.00	70.30
Transfer/Escrow Fees	1,000.00	750.00	250.00
Total Income	\$ 72,689.85	\$ 77,045.00	-\$ 4,355.15
Gross Profit	\$ 72,689.85	\$ 77,045.00	-\$ 4,355.15
Expenses			
Cost of Services			0.00
Contracted Landscape Services	21,980.00	40,000.00	-18,020.00
Extra Services & Supplies			0.00
Fertilize/Weed Abatement/Mulch		1,000.00	-1,000.00
Flowers/Plants/Trees	400.00	3,000.00	-2,600.00
Reimbursement for Landscaping		1,200.00	-1,200.00
Tree Services		8,000.00	-8,000.00
Total Extra Services & Supplies	\$ 400.00	\$ 13,200.00	-\$ 12,800.00
Sprinklers & Walls			0.00
Sprinkler Maintenance	4,093.50	3,500.00	593.50
Wall Maintenance	572.31	6,000.00	-5,427.69
Total Sprinklers & Walls	\$ 4,665.81	\$ 9,500.00	-\$ 4,834.19
Total Cost of Services	\$ 27,045.81	\$ 62,700.00	-\$ 35,654.19
General /Administrative Expense			0.00
Insurance	3,403.00	4,500.00	-1,097.00
Mail Box Annual Rental	166.00	200.00	-34.00
Office Expense			0.00
Office Supplies	77.62	100.00	-22.38
Postage and Delivery	276.31	200.00	76.31
Printing and Reproduction	135.51	150.00	-14.49
QuickBooks		300.00	-300.00
Webhosting		250.00	-250.00
Total Office Expense	\$ 489.44	\$ 1,000.00	-\$ 510.56
Taxes & Audit			0.00
Audit/Tax Preparation		200.00	-200.00
Total Taxes & Audit	\$ 0.00	\$ 200.00	-\$ 200.00
Utilities	313.83	1,000.00	-686.17
Total General /Administrative Expense	\$ 4,372.27	\$ 6,900.00	-\$ 2,527.73
Professional Fees			0.00
Accounting	1,500.00	3,000.00	-1,500.00
Legal Fees			0.00
Legal Expenses--Regular	1,364.00	2,500.00	-1,136.00
Total Legal Fees	\$ 1,364.00	\$ 2,500.00	-\$ 1,136.00
Website Design	120.00	1,000.00	-880.00
Total Professional Fees	\$ 2,984.00	\$ 6,500.00	-\$ 3,516.00
Total Expenses	\$ 34,402.08	\$ 76,100.00	-\$ 41,697.92
Net Operating Income	\$ 38,287.77	\$ 945.00	\$ 37,342.77
Net Income	\$ 38,287.77	\$ 945.00	\$ 37,342.77