

# MEETING AGENDA

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

11/28/2023  
6:30 pm  
20332 Ramona Lane

## CALL TO ORDER

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

II. Approval of Minutes - Minutes of August 21st, 2023 meeting were approved

III. Report of Officers

### **President: Present**

+ "Home Issue" letters: 1 remaining home - President attempted to discuss issues with Lot 105. AC to also attempt to discuss outstanding issues in an effort to come to an agreement with the owner of Lot 105 - will give the owner 60 days to address issues. \*Updated fine schedule is posted on DGHOA website\*

+ Board suggested a "Home Issue" letter be drafted to Lot 16

+ Suggestion to get code enforcement involved on trash cans throughout neighborhood

+ Need to re-address failing wall at Lot 34 - letter already issued but need to follow up on progress of repair

+ Will continue stocking dog bag dispensers throughout tract - Board was in unanimous approval

+ Peggy McIntosh to assume role of VP, replacing Bill Clay

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

+ Peggy McIntosh to replace Bill Clay as VP

### **Treasurer: Present**

+ Presented updated financials and financial health

+ 2024 Invoices prepped and scheduled to be mailed out by 12/1

**Secretary: Present**

- + Work on organizing docs in Drive - still in WIP
- + Update website with new VP info
- + Purge/Archive old contact lists in DG HOA files
- + Update Board matrix to reflect new VP

**Landscape Chair: Not Present**

- + Tree trimming complete
- + Poinsettias to be installed week of 12/4, 12/11
- + Double check and revisit landscape contract

**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 - Update: homeowner working with city on permits
- + Suggested to earmark funds in 2024 to fix/repair/repaint walls on Shelter. Suggested to give notice to homeowners in advance

IV. Adjournment - Meeting adjourned at 7:45pm. Next meeting TBD

**Deane GardenHome Association**  
**Budget vs. Actuals: FY\_2023 - FY23 P&L**  
January 1 - November 27, 2023

	Total		
	Actual	Budget	Over Budget
<b>Income</b>			
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
<b>Total Homeowner Assessments</b>	<b>\$ 71,430.00</b>	<b>\$ 76,170.00</b>	<b>-\$ 4,740.00</b>
Interest Income from Bank	134.19	25.00	109.19
Late Fees	170.30	100.00	70.30
Transfer/Escrow Fees	1,750.00	750.00	1,000.00
<b>Total Income</b>	<b>\$ 73,484.49</b>	<b>\$ 77,045.00</b>	<b>-\$ 3,560.51</b>
<b>Gross Profit</b>	<b>\$ 73,484.49</b>	<b>\$ 77,045.00</b>	<b>-\$ 3,560.51</b>
<b>Expenses</b>			
Cost of Services			0.00
Contracted Landscape Services	31,400.00	40,000.00	-8,600.00
Extra Services & Supplies			0.00
Fertilize/Weed Abatement/Mulch		1,000.00	-1,000.00
Flowers/Plants/Trees	725.00	3,000.00	-2,275.00
Reimbursement for Landscaping	400.00	1,200.00	-800.00
Tree Services	7,435.00	8,000.00	-565.00
<b>Total Extra Services &amp; Supplies</b>	<b>\$ 8,560.00</b>	<b>\$ 13,200.00</b>	<b>-\$ 4,640.00</b>
Sprinklers & Walls			0.00
Sprinkler Maintenance	4,093.50	3,500.00	593.50
Wall Maintenance	2,372.31	6,000.00	-3,627.69
<b>Total Sprinklers &amp; Walls</b>	<b>\$ 6,465.81</b>	<b>\$ 9,500.00</b>	<b>-\$ 3,034.19</b>
<b>Total Cost of Services</b>	<b>\$ 46,425.81</b>	<b>\$ 62,700.00</b>	<b>-\$ 16,274.19</b>
General /Administrative Expense			0.00
Insurance	3,403.00	4,500.00	-1,097.00
Mail Box Annual Rental		200.00	-200.00
Office Expense			0.00
Office Supplies	-46.08	100.00	-146.08
Postage and Delivery	276.31	200.00	76.31
Printing and Reproduction	135.51	150.00	-14.49
QuickBooks		300.00	-300.00
Webhosting	177.87	250.00	-72.13
<b>Total Office Expense</b>	<b>\$ 543.61</b>	<b>\$ 1,000.00</b>	<b>-\$ 456.39</b>
Taxes & Audit			0.00
Audit/Tax Preparation		200.00	-200.00
<b>Total Taxes &amp; Audit</b>	<b>\$ 0.00</b>	<b>\$ 200.00</b>	<b>-\$ 200.00</b>
Utilities	491.62	1,000.00	-508.38
<b>Total General /Administrative Expense</b>	<b>\$ 4,438.23</b>	<b>\$ 6,900.00</b>	<b>-\$ 2,461.77</b>
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
<b>Total Legal Fees</b>	<b>\$ 1,364.00</b>	<b>\$ 2,500.00</b>	<b>-\$ 1,136.00</b>
Website Design	180.00	1,000.00	-820.00
<b>Total Professional Fees</b>	<b>\$ 3,044.00</b>	<b>\$ 6,500.00</b>	<b>-\$ 3,456.00</b>
<b>Total Expenses</b>	<b>\$ 53,908.04</b>	<b>\$ 76,100.00</b>	<b>-\$ 22,191.96</b>
<b>Net Operating Income</b>	<b>\$ 19,576.45</b>	<b>\$ 945.00</b>	<b>\$ 18,631.45</b>
<b>Net Income</b>	<b>\$ 19,576.45</b>	<b>\$ 945.00</b>	<b>\$ 18,631.45</b>

# Deane Gardenhome Association

## Balance Sheet (Cash Report)

As of November 17, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
TIAA Bank - 900159421	12,027.03
Union Bank--Checking	39,704.38
<b>Total Bank Accounts</b>	<b>\$51,731.41</b>
Other Current Assets	
Attorney Retainer Deposit	600.00
<b>Total Other Current Assets</b>	<b>\$600.00</b>
<b>Total Current Assets</b>	<b>\$52,331.41</b>
<b>TOTAL ASSETS</b>	<b>\$52,331.41</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Reserve	11,500.00
Retained Earnings	58,437.54
Net Income	-17,606.13
<b>Total Equity</b>	<b>\$52,331.41</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$52,331.41</b>

