

MEETING AGENDA

Deane Gardenhome Association
HUNTINGTON BEACH, CA

2/27/24
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 November 28th, 2023 meeting were approved

III. Report of Officers

President: Present

- + Letter to Lot 16 regarding garage and wall: will not make deadline but is in WIP
- + Will draft letter to Lot 32 for old furniture in front of wall
- + Will draft letter to Lot 6 for storage in driveway
- + Lot 34 Update: still need fence tended to - wall is failing and leaning. Will call owner again to get final update before Board coordinates with S.A. Landscape to plan demo and replacement of wall
- + Lot 65: still waiting on progress update - AC Chair to continue working on status updates
- + Will contact homes on Shelter to address outside walls - will send letter - need patching and painting: Lots 18 and 19. Will target April for patch/paint
- + To send out nomination forms early April and Ballots out in mid May
- + Will create flyer for Annual Meeting - tentative date will be Tuesday, June 18th, 6:30pm in Bancroft Circle
- + Addressed exiting board members and open spots: several possible candidates have approached President to express interest - will continue to stay in touch with interested candidates and see what positions they interested in

Vice President: Present

- + Peggy Mcintosh to replace Bill Clay as VP

Treasurer: Present

- + Presented updated financials and financial health as of 2/27/24 - to post on website
- + 3 Lots are delinquent regarding annual dues, 2 lots have late fines
- + Finished 2023 with \$6,000 surplus. To date we have \$32,000 retained earnings that will be earmarked for future projects (i.e. painting, wall repair, etc)

Secretary: Present

- + To update board matrix to reflect new VP (Peggy)
- + Update website with new VP info

Landscape Chair: Present

- + Double check and revisit landscape contract - still in WIP
- + Suggested deadline/time limit for HOA reimbursement for wall replacement (once wall construction is complete the 60 day time limit starts) - board is unanimous on this. Will create a letter to make a note of new 60 day time limit - President to send hardcopy with Nomination/Ballot and Treasurer to send soft copy via email blast

Architecture Chair: Present

- + Will make contact with the owner of Lot 105 to hash out HOA non-conformances: wall issues, gate issue, overgrown plants, etc. President to provide copy of original letter/correspondence for reference
- + Suggested to address paint touch up to wall entering tract (Lot 1 exterior wall, corner)
- + Reiterated suggestion to earmark funds in 2024 to fix/repair/repaint walls on Shelter. Suggested to give notice to homeowners in advance
- + Solar plan for Lot 27 - presented and approved by board

IV. Adjournment - Meeting adjourned at 7:30pm. Next meeting April 23rd, at 6:30pm

Deane Gardenhome Association

Balance Sheet (Cash Report)

As of February 27, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
US Bank - 6307	98,046.48
US Bank Svg - 6963	12,286.51
Total Bank Accounts	\$110,332.99
Total Current Assets	\$110,332.99
TOTAL ASSETS	\$110,332.99
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Reserve	11,500.00
Retained Earnings	66,170.44
Net Income	32,662.55
Total Equity	\$110,332.99
TOTAL LIABILITIES AND EQUITY	\$110,332.99

Deane GardenHome Association
Budget vs. Actuals: FY_2024 - FY24 P&L
 January 1 - February 27, 2024

	Total		
	Actual	Budget	Over Budget
Income			
Delinquency Fee	10.00		10.00
Dues Paid in Year Prior to Invoice	(32,350.00)		(32,350.00)
Homeowner Assessments			
Annual Assessments	72,040.00	73,575.00	(1,535.00)
Prepayment 5% Discount	(2,205.00)	(2,595.00)	390.00
Total Homeowner Assessments	69,835.00	71,175.00	(1,340.00)
Interest Income from Bank		150.00	(150.00)
Late Fees	10.00	100.00	(90.00)
Transfer/Escrow Fees	250.00	1,000.00	(750.00)
Total Income	37,760.00	72,420.00	(34,660.00)
Gross Profit	37,760.00	72,420.00	(34,660.00)
Expenses			
Cost of Services			
Contracted Landscape Services	3,235.00	40,000.00	(36,765.00)
Extra Services & Supplies			
Fertilizer/Weed Abatement/Mulch	60.00	1,000.00	(940.00)
Flowers/Plants/Trees		3,000.00	(3,000.00)
Reimbursement for Landscaping		1,200.00	(1,200.00)
Tree Services		8,000.00	(8,000.00)
Total Extra Services & Supplies	60.00	13,999.00	(13,740.00)
Sprinklers & Walls			
Sprinkler Maintenance	500.00	4,500.00	(4,000.00)
Wall Maintenance		6,000.00	(6,000.00)
Total Sprinklers & Walls	500.00	10,500.00	(10,000.00)
Total Cost of Services	3,795.00	64,500.00	(60,705.00)
General /Administrative Expense			
Insurance		4,500.00	(4,500.00)
Mail Box Annual Rental		200.00	(200.00)
Miscellaneous Expense	15.00	100.00	(85.00)
Office Expense			
Office Supplies		100.00	(100.00)
Postage and Delivery	107.25	150.00	47.25
Printing and Reproduction		200.00	(200.00)
QuickBooks	970.00	1,000.00	(30.00)
Total Office Expense	1,187.25	1,450.00	(262.75)
Taxes & Audit			
Audit/Tax Preparation		200.00	(200.00)
Filing Fees		20.00	(20.00)
Total Taxes & Audit	-	220.00	(220.00)
Utilities	57.11	1,000.00	(942.89)
Total General /Administrative Expense	1,242.45	7,470.00	(6,227.55)
Professional Fees			
Accounting		3,000.00	(3,000.00)
Legal Fees			
Legal Expenses—Regular		1,000.00	(1,000.00)
Total Legal Fees	-	1,000.00	(1,000.00)
Website		100.00	(100.00)
Website Design	60.00		60.00
Total Professional Fees	60.00	4,100.00	(4,040.00)
Total Expenses	5,997.45	76,870.00	(70,872.55)
Net Operating Income	32,662.55	(3,450.00)	36,112.55
Net Income	32,662.55	(3,450.00)	36,112.55

Deane GardenHome Association
Budget vs. Actuals: FY_2023 - FY23 P&L

January - December 2023

	Total		over Budget
	Actual	Budget	
Income			
Dues Paid in Year Prior to Invoice	(1,920.00)		(1,920.00)
Homeowner Assessments			
Annual Assessments	73,670.00	73,670.00	
Prepayment 5% Discount	(2,240.00)	(2,500.00)	260.00
Total Homeowner Assessments	71,430.00	71,170.00	260.00
Interest Income from Bank	239.11	25.00	214.11
Late Fees	170.30	100.00	70.30
Transfer/Escrow Fees	1,750.00	750.00	1,000.00
Total Income	71,660.41	72,345.00	(684.59)
Gross Profit			
	71,660.41	72,345.00	(684.59)
Expenses			
Cost of Services			
Contracted Landscape Services	37,965.00	40,000.00	(2,035.00)
Extra Services & Supplies			
Fertilize/Weed Abatement/Mulch		1,000.00	(1,000.00)
Flowers/Plants/Tree	2,345.00	3,000.00	(655.00)
Reimbursement for Landscaping	400.00	1,200.00	(800.00)
Tree Services	7,435.00	8,000.00	(565.00)
Total Extra Services & Supplies	10,180.00	13,200.00	(3,020.00)
Sprinklers & Walls			
Sprinkler Maintenance	4,310.89	3,500.00	810.89
Wall Maintenance	2,372.31	6,000.00	(3,627.69)
Total Sprinklers & Walls	6,683.20	9,500.00	(2,816.80)
Total Cost of Services	54,828.20	62,700.00	(7,871.80)
General Administrative Expense			
Insurance	3,403.00	4,500.00	(1,097.00)
Mail Box Annual Rental	106.00	200.00	(94.00)
Miscellaneous Expense	272.46		272.46
Office Expense			
Office Supplies	122.21	100.00	22.21
Postage and Delivery	110.31	200.00	(89.69)
Printing and Reproduction	210.77	150.00	60.77
QuickBooks	457.50	300.00	157.50
Webhosting	177.87	250.00	(72.13)
Total Office Expense	1,078.66	1,000.00	78.66
Taxes & Audit			
Audit/Tax Preparation	200.00	200.00	0.00
Filing Fees	20.00		20.00
Total Taxes & Audit	220.00	200.00	20.00
Utilities	607.66	1,000.00	(392.34)
Total General Administrative Expense	5,748.67	6,900.00	(1,151.33)
Professional Fees			
Accounting	3,000.00	3,000.00	0.00
Legal Fees			
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	240.00	1,000.00	(760.00)
Total Professional Fees	4,604.00	6,500.00	(1,896.00)
Total Expenses	65,180.27	76,100.00	(10,919.73)
Net Operating Income	6,480.14	(4,955.00)	11,535.14
Net Income	6,480.14	(4,955.00)	11,535.14

