



The Deer Park
Homeowners Association

Deer Park Homeowners' Association (HOA)

Annual Meeting
November 12, 2014



The Deer Park Homeowners Association

- HOA Board - Introductions
 - President – Kent Kading
 - Vice President – Peter Hawkes
 - Secretary – Michael King
 - Treasurer – Justin Le Roux
 - Maintenance Chair – Bob Hathaway
 - Architectural Control Committee (ACC)
 - Luiz Camargo (Position #1)
 - Dan Linders (Position #2)
 - Rick Theiss (Position #3)
 - Member at Large - Open



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- Meeting Agenda
 - HOA Board Activities & Duties
 - Budgets – Review 2014 & Propose 2015
 - Election for “Open” Positions
 - Questions or Comments
 - Summary & Adjourn



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- HOA Board Activities & Duties
 - Ensure HOA Requirements in the CCREs, By-Laws and Amendments are Implemented and Maintained
 - Covenants, Codes, Restrictions and Easements (CCREs)
 - Maintenance of “Common Areas” (pipeline trail, pathways, planting circles in cul-de-sacs, and entrance signs)
 - Review of proposed architectural changes to ensure consistency with CCREs (remodeling, fences, exterior painting, roofs, etc.) – Use the “Property Change Request” form
 - Ensure exterior & landscaping of homes are maintained
 - Provide information through the HOA website and communicate to HOA members regarding upcoming events (Quarterly Newsletter)
 - Periodic meetings to conduct HOA business
 - Collection of annual dues to cover HOA costs
 - Voluntary HOA Board... Your Neighbors!



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- 2014 Budget Performance & Proposed 2015 Budget

	2014			2015	
	Act	Bud	VTB	Bud	
INCOME	17,893	17,867	25	17,542	
Gross Income	17,893	17,867	25	17,542	
Gross Income:Homeowners Dues	17,850	17,500	350	17,500	140 Households @ \$125
Gross Income:Interest-CD	42	80	(38)	42	
Gross Income:Interest-Savings	-	1	(1)		
Other Gross Income	-	286	(286)		
EXPENSES	17,768	17,867	99	17,542	
Accounting	13	20	7	100	
Accounting:Taxes	13	20	7	100	2014 Budget + 2014 Quicken
Administration	389	184	(205)	230	
Administration:Annual Meeting - Christa McAuliffe	42	40	(2)	42	
Administration:Copies-Postage-Correspondence	179	-	(179)	20	
Administration:Post Office Box Rent	168	144	(24)	168	
Bank Charges	354	352	(2)	360	
Bank Charges:Bank Service Charges	20	30	10	-	Closed a/c that used to attract charges
Bank Charges:Paypal Charges	334	322	(12)	360	Continued increased Pay Pal usage
Insurance	2,861	2,861	-	2,861	
Insurance:Directors & Officers Insurance	1,259	1,259	-	1,259	
Insurance:General Liability Insurance	1,602	1,602	-	1,602	
Legal	-	10	10	20	
Legal:Recording Fees	-	10	10	20	including 2014 reimbursement
Maintenance	10,724	11,589	865	12,589	
Maintenance:Community Clean up-Dumpster Days	800	1,800	1,000	2,800	Nov \$800 + June \$2k
Maintenance:Maint.-Trail-Flower-beds-Cul-de-sacs	9,789	9,789	-	9,789	
Maintenance:Storm Damage	135	-	(135)		Fallen Tree branch
Special Projects	3,427	2,000	(1,427)	2,600	
Special Projects:Arborist Inspection	-	1,000	1,000	1,600	per latest quotation
Special Projects:HOA Legal Review	-	1,000	1,000	1,000	
Other Special Projects	3,427	-	(3,427)		Gravel Gas Pipeline Trail
Contingency Fund	-	851	851	-	Zero 2015 budget, to draw on reserves if required
Draw from Reserves				(1,218)	9 per household dues increase or draw on reserves
Net Difference:	125	-	125	-	
	2014				
	1-Oct-13 30-Sep-14				
Call Deposit	50,618	50,660			
Checking	2,591	5,402			
Investment	3,932				
	57,141	56,062	(1,079)		



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- Other budgetary items for consideration in 2015
 - Legal guidance to update CCREs, by-laws and amendments...no firm bid to date
 - Reflective curb painting project (service or “up to \$XX” refund if performed otherwise)... estimated ~\$2,500
 - If arborist recommends tree removal/trimming in common areas...??
- Solution... pay for extraordinary charges out of reserves as approved by the HOA board members.



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- Election for 2015 “Open” Positions – 3 year-term
 - Vice President
 - Maintenance Chair
 - ACC #2
 - Member at Large



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- Questions & Comments
 - Attempted burglary updates/ Neighborhood Watch
 - Visit our website for information and details - <http://deerpark-hoa.org/>



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- Summary & Adjourn
 - New HOA Board members elected
 - 2015 Budget Approved
- Thank You!