

Hackberry Lane
BOARD OF DIRECTORS MEETING MINUTES
Nov. 7, 2016

Meeting was called to order at 7:00 PM

Members Present:

President: Tom Edwards
Vice President: Angie Wherry
Secretary: Debbie Fraser
Treasurer: Jeremy Mounstevan
At Large Member: Hugh Bunker

Purpose:

This was the 2016 Annual Residents Meeting. The main purpose for this meeting was twofold: 1) to introduce the 2017 Budget for Hackberry Place, and 2) to take any nominations and conduct resident voting to select 2 individuals to the Board of Directors for the calendar year 2017.

Discussion:

1. Following introductions, the proposed budget for 2017 was presented to residents present. Hope Jones of Cedar Management led the discussion (see attached budget sheet). Significant issues on the budget are summarized below:
 - Management fees of \$2400 are for Cedar Management to carry out the business of operating Hackberry PI HOA
 - The \$6000 for Landscaping represents the annual cost of labor to be paid to the landscaping company plus funds for spring and fall flowers
 - One resident asked why the budgeted amount for legal fees was so high (\$1060)?
Answ: The Board noted that changes to update the HOA Covenants was being planned for 2017, requiring an attorney to prepare legal papers to present for court approval.
 - The total budget for 2017 is \$12,985 requiring a per household increase in annual dues of \$15. This brings the dues to \$265/year. The reasons for the increase was mainly anticipated increases in costs from contracted work and services.

2. Hope Jones of Cedar Management then noted that we had one nominated resident for Board of Directors (Brian Moorehouse). She asked if there were any other nominations?
 - Also nominated were: Gina Graves and Craig Phillips
 - Each nominee said a few words indicating why they wanted to be considered for election to the Board (Tom Edwards spoke for Mr. Moorehouse who was not present due to illness).
 - The results of the election: Craig Phillips and Gina Graves were elected to the Board for a 2 year term to begin Jan. 1, 2017.
3. Next, the Board brought up the significant accomplishments that occurred at Hackberry Place during the year 2016. The list included:
 - Speed limit signs
 - A new street light at the front entrance where the school bus stop is
 - The hiring of Cedar Management at a cost savings of \$1800/year
4. Goals and priorities for 2017:
 - Revise the Covenants to more accurately reflect a more up to date way to operate our HOA (Board approved)
 - Look for ways to reduce costs during upcoming contract negotiations (for example, landscape contractor, management company)
5. Other questions and answers:
 - One resident inquired as to how many delinquencies in annual dues we still had unresolved for 2016?
Answ: Jeremy, the Board Treasurer, reported we had one household that has not paid or made arrangements yet and several others who have paid the base amount for the dues but still owes late charges.
 - Another resident asked if the Board would consider breaking up the payment of annual dues into 3 or 4 parts during the year?
Answ: The Board said they would look into that as a payment option for the 2018 dues

Adjournment – 7:56 PM

Attachment (1)

**HACKBERRY PLACE
2017 BUDGET**

Revenues

Assessment Income	<u>\$ 12,985</u>
Total Revenue	<u>\$ 12,985</u>

Expenses

Management Fees	\$ 2,400
Administration, Postage & Delivery	\$ 600
Landscaping	\$ 6,000
Maintenance/Repairs	\$ 175
Electricity	\$ 700
Water	\$ 800
Insurance	\$ 700
Accounting/Tax Prep	\$ 300
Legal Services	\$ 1,060
Irrigation	<u>\$ 250</u>
Total Expense	<u>\$ 12,985</u>

This proposed budget includes an increase of \$15 for dues.
The new dues will be \$265 annually.