

# Association Meeting – January 21, 2010 -- 8:00 p.m.

## **Agenda - Trustee Copy**

(also used as official minutes for the record)

### **1. Call meeting to order - David**

Meeting announced in newsletter and signs at entrances.

Last association meeting was annual meeting in January of 2008. Minutes are on file.

We currently have a single meeting each year, our annual meeting.

Trustee Bob Campobenedetto unable to attend due to work situation tonight.

**(DO NOT STOP FOR QUESTIONS)**

### **2. 2007 Financial Report – Ken**

Slide of 2009 Budget vs Actual (as published in our January newsletter)

- 1) Basically a conservative board by nature. Last year we worked outside of the planned budget for 2009, but well within the long-range projections. To put it in simple terms, we did a lot of work in 2009 that was planned for 2010. We did that for several reasons, including saving money and remedial repairs. You can see we were over budget in five operating categories and capital improvements. We had no plans to do capital work in 2009, but had \$120,000 shown a year ago for 2010. We moved some of that work ahead. Pool porch roof, tennis courts and playground swingset base. (Why each) That brought us to the balance we showed for 2010, with the work done. All of this is still with dues remaining the same. (*SLIDE of 2009 YTD*)
- 2) We collected 2009 dues from all but four homes. Two were in foreclosure and the other were involved in a well-publicized mortgage fraud court case. Considering the economy was not that strong and many associations in our city struggled to collect dues and had many unpaid at the end of 2009, we think that was good. Dues are being collected for 2010 and we expect to have the same results. If you have your home for sale, you are obligated to pay dues now and in the event of a sale, you receive a prorated amount back from the buyer in your escrow transaction.
- 3) We continue to monitor each and every expense. All of our major contracts are bid out and we realize superior service and significant savings because of that. One example is the pool management contract. We know we are more than \$14,000 less than a similar association that has 2/3 of the staff that we do. A long-term relationship works.

Slide of Budget projection thru 2019

- 1) In our budget projection, you can see we try to anticipate or normal operations and special projects. High Point does not have a reserve fund by design. Instead we have an active management plan that projects repair and replacement of major facilities and equipment. This way there are no surprises and we are in control.
- 2) Our dues have been at \$330 since 2004 and before that, we had 22 years at \$270. You can see we expect to have the dues at \$330 for at least the 10 years that we announced when we raised the dues. As you can see, our day-to-day operating expenses continue to grow and our income remains flat. At some point after 2014, we will have to look at a dues increase.

Questions at this time

### **3. Trustee reports – Ken introduce**

#### **Capital Improvements - David**

**Replace playground swingset base with engineered wood fiber**

- ✓ Material used with our new playground and worked very well
- ✓ Tried to do in fall so we could plant grass to come up in the spring

### **New Tennis Court surface & rebounders**

- ✓ Court surfaces had been done 10 years ago and were suffering problems
- ✓ Tried to push it into 2010, but deterioration accelerated in 2009 – needed to do in fall
- ✓ We are on the cutting edge, just like when we built our pool
- ✓ Few synthetic courts in NE Ohio, but the ones that are get rave reviews from users
- ✓ Expected life is 15-20 years and fast drying after rain
- ✓ Great crew from VersaCourt did repair work on the cracks and low spots to level
- ✓ Two rebounders are not like boards, but like real play for individuals without partners
- ✓ SHOW photos of the courts and swings

### **Pool Operations - Jack**

- ✓ Metropolitan Pools again provided services
- ✓ Good crew that worked hard and we had our usual problems
- ✓ New changing tables in bathrooms will hopefully help avoid fecal problems
- ✓ Research done on what health department requires for these situations
- ✓ Swim team combined with Deerfield Woods – special thanks to Rita Washko
- ✓ Great benefit to kids in our development
- ✓ Also nice to showcase our facility when other teams come here for meets
- ✓ Remember pool passes being ordered now for summer

### **Social - Mark**

**Easter Egg Scramble – 22nd Annual** on Sunday, March 28 at 2:00 pm

- ✓ Thousands of eggs will be ready for the crowd of kids
- ✓ In case of bad weather, Homeowner Hotline will have up-to-date announcement

**Kid's Holiday party** in December set another record with crowd – all-to-wall people

- ✓ Great entertainment with a magic show & balloons
- ✓ We have a great Santa and this year switched to digital print photos
- ✓ Musical snowglobes given to attendees – interested if anyone heard good or bad

### **Landscape Contractor - Jack**

- ✓ This was second year for Erie Landscaping, based in Strongsville
- ✓ Trustees very pleased with overall
- ✓ Many special projects were done this summer and we got a lot done
- ✓ Snow plowing at clubhouse is also done by Erie and doing a great job
- ✓ Expect even more in 2010 as they are now used to the development
- ✓ Appreciate those who contacted the trustees with issues – all have been worked out

### **Association Improvements - David**

- ✓ New holiday decorations at the clubhouse – refurbished our old ones
- ✓ Baby changing tables in the restrooms
- ✓ Landscaping changes around the association
- ✓ Bridge repair work on walking paths with more to come in 2010
- ✓ Probably didn't notice new doors on the pump room this summer
- ✓ New cushioned chairs in the conference room
- ✓ A lot of electrical upgrades to our equipment and facilities

<b>4. Audience comments and questions - David</b>
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<b>5. Trustee Elections – Mark</b>
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<b>6. Adjourn</b>
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- ✓ Five trustees elected for two-year terms – Bob and Ken up for election
- ✓ Mailbox ballots have now been collected – results announced in May newsletter

**THANK ATTENDEES FOR ATTENDING AND REMIND PEOPLE TO TURN IN BALLOTS**