

## **July 11, 2021 - HOA MEETING MINUTES - 7:00PM @ Clubhouse**

Attendees: Lori Friedman, Diana Summers, Terry Palazzi, Rich Buswell, Sim Ford

Reviewed 2nd Qtr Financial Report (see attachment)

2nd Qtr Activities:

1-Pool Plumbing Repairs and New Pump Installation Completed

- Skimmer repairs made last fall are holding up!
- Expenses for chemicals are down from last year
- Starting to see electricity savings with new main pump

2-Attorney Legal Filings

3-Spring Clean-up/Mulch

4-Drainage Ditch Below Clubhouse Completed

5-Annual HOA Insurance Paid

6-Replaced Gas Grill at Clubhouse

7-We will be adding new wood chips to the playground area soon.

Financial Report							
2nd Qtr 2021							
Category	Date Posted	Check #	Payee	Item	Debits	Credits/Fees	Balance
HOA FEE	4/2/21			ACH payments		1,620.00	36,058.02
Admin/Bank Fees	4/3/21			ACH Banking Fee	20.00		36,038.02
Other Amenity Expenses	4/12/21	ACH	Kevin Breimann	Mulch - Inv 21-001	420.00		35,618.02
HOA FEE	4/19/21	1783	Shana Lester	Lot 35 Fee Refund for March		-30.00	35,588.02
Other Amenity Expenses	4/20/21	EFT	Ace Hdwe	Reimburse-Weed Killer	50.52		35,537.50
Groundskeeping	4/22/21	ACH	Kevin Breimann	Mowing - Inv 21-002	1,000.00		34,537.50
HOA FEE	5/3/21			ACH payments		1,620.00	36,157.50
Admin/Bank Fees	5/3/21			ACH Banking Fee	20.00		36,137.50
Attorney/Govt	5/8/21	echeck	PLDR Law	Attorney Fees Stm- 145301	625.00		35,512.50
Attorney/Govt	5/8/21	echeck	PLDR Law	Attorney Fees Stm- 145302	515.00		34,997.50
Other Amenity Expenses	5/8/21	1784	Scott's Mulch&More	Deposit - Drainage ditch	1,500.00		33,497.50
Other Amenity Expenses	5/10/21	EFT	Home Depot	Reimburse Pool/Clubhouse Supplies	93.43		33,404.07
Pool Maint & Expenses	5/10/21	EFT	Pool Foolin	Invoice-8549 Chemicals	585.50		32,818.57
Groundskeeping	5/10/21	ACH	Kevin Breimann	Mowing Inv 20-003	1,000.00		31,818.57
Other Amenity Expenses	5/10/21	EFT	Amazon	Reimburse Security Camera Replace	52.64		31,765.93
Pool Maint & Expenses	5/10/21	EFT	Amazon	Reimburse Water Timer for Pool	34.73		31,731.20
Pool Maint & Expenses	5/13/21	EFT	Amazon	Reimburse 4 Aluminum Chairs	378.03		31,353.17
Attorney/Govt	5/20/21	1785	Treasurer of Virginia	DPOR Annual Registration	30.00		31,323.17
HOA FEE	6/2/21			ACH payments		1,620.00	32,943.17
Electricity	6/1/21	EFT	AEP-Online Payment	Elec- Clubhouse (Acct Name Chg)	356.33		32,586.84
Electricity	6/1/21	EFT	AEP-Online Payment	Electricity - Sign (Acct Name Chg)	33.80		32,553.04
Admin/Bank Fees	6/4/21			ACH Banking Fee	20.00		32,533.04
Insurance	6/7/21	EFT	Travelers Ins	HOA Insurance	2,379.00		30,154.04
Other Amenity Expenses	6/14/21	1786	Scott's Mulch&More	Final Payment -Drainage ditch	4,467.00		25,687.04
Pool Maint & Expenses	6/14/21	EFT	Pool Foolin	Invoice 8127-New Pump -balance	2,554.50		23,132.54
Pool Maint & Expenses	6/17/21	1787	Home Depot	Water hoses for pool	138.55		22,993.99
Other Amenity Expenses	6/28/21	ACH	Lowes	Reimburse-Gas Grill & Cover	369.57		22,624.42
Groundskeeping	6/28/21	EFT	Southern LG	Trail Mowing	63.00		22,561.42
Other Amenity Expenses	6/30/21	ACH	Ace Hdwe	Reimburse-Propane Tank	52.64		22,508.78

## 2021 SCRA Budget

Expense	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Pool Expenses	0.00	2500.00	0.00	0.00	998.26	2693.05	300.00	0.00	300.00	2000.00	0.00	0.00
Electricity	90.54	131.00	211.21	0.00	0.00	390.13	319.82	250.00	250.00	200.00	75.00	75.00
Other Amenity Expenses	0.00	0.00	0.00	470.52	1646.07	4889.21	0.00	0.00	0.00	0.00	0.00	0.00
Groundskeeping	0.00	0.00	0.00	1000.00	1000.00	63.00	63.00	1063.00	563.00	63.00	63.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	2379.00	0.00	0.00	0.00	0.00	0.00	0.00
Govt/Attorney	0.00	279.00	186.00	0.00	1170.00	0.00	0.00	200.00	0.00	0.00	0.00	2165.00
Social Activities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Admin/Bank Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	140.00
Total Expenses	110.54	2930.00	417.21	1490.52	4834.33	10434.39	702.82	1533.00	1133.00	2283.00	158.00	2380.00
HOA Fees (income)	7380.00	2340.00	1620.00	1590.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00
Bank Account Balance/est.	33825.23	33235.23	34438.02	34537.50	31323.17	22508.78	23425.96	23512.96	23999.96	23336.96	24798.96	24038.96