

SERENE CREEK RUN ASSOCIATION

Meeting Minutes

HOA MEETING - January 15, 2023 - 7:00PM @ Clubhouse

Attendees: Terry Palazzi, Britany Gilbert, Jason Gilbert, Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford

Financial Report was reviewed, see attachment.

2022 End of year report

2023 Budget

HOA Fee for 2023:

2023 HOA fee is our base of \$900 annually (\$75/month)

Additional funds will go to increasing the reserve fund for the future pool refinishing work.

Annual Election of officers for 2023:

Online elections were held between January 6th and January 14th.

Board of Directors elected:

President-Lori Friedman

Vice President-Amy Pemberton

Secretary-Diana Summers

Treasurer-Sim Ford

Architectural Control Board members elected:

Jon Jenkins, Terry Palazzi, Matt Krycinski, Mike Bradbury

Future HOA meeting dates - Apr. 16, Jul. 16, Oct. 15, Jan 14, 2024

Safety concern for all neighbors: If you are walking along the street after dark, please be sure to wear light colored or reflective clothing or carry a flashlight to alert anyone driving so they can see you!



Financial Report

4th Quarter 2022

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
HOA FEES	10/4/22			ACH payments		1,560.00	\$28,771.20
HOA FEES	10/4/22			ACH payments		120.00	\$28,891.20
Admin/Bank Fees	10/3/22			ACH Banking Fee	20.00		\$28,871.20
Groundskeeping	10/5/22	ACH	Asa Freidman	Mowing -Sect 3	150.00		\$28,721.20
Groundskeeping	10/8/22	EFT	SLG	Trail Mowing	73.50		\$28,647.70
Other Amenity Expenses	10/14/22	1793	Ben Mispel	Trail Cleanup	1,000.00		\$27,647.70
Electricity	10/15/22	EFT	AEP	Electricity - Clubhouse	267.32		\$27,380.38
Electricity	10/15/22	EFT	AEP	Electricity - Sign	10.96		\$27,369.42
HOA FEES	11/2/22			ACH payments		1,620.00	\$28,989.42
Admin/Bank Fees	11/3/22			ACH Banking Fee	20.00		\$28,969.42
Pool Maint & Expenses	11/9/22	EFT	Pool Foolin	Invoice-12476 Pool	3,344.75		\$25,624.67
Electricity	11/15/22	EFT	AEP	Electricity - Clubhouse	241.11		\$25,383.56
Electricity	11/15/22	EFT	AEP	Electricity - Sign	11.23		\$25,372.33
HOA FEES	12/2/22			ACH payments		1,620.00	\$26,992.33
Admin/Bank Fees	12/3/22			ACH Banking Fee	20.00		\$26,972.33
Admin/Bank Fees	12/15/22	1794	USPS	PO Box Rental	156.00		\$26,816.33
Electricity	12/15/22	EFT	AEP	Electricity - Clubhouse	184.09		\$26,632.24
Electricity	12/15/22	EFT	AEP	Electricity - Sign	11.39		\$26,620.85

2023 SCRA Budget

Expense	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	TOTAL
Pool Expenses	0	0	0	0	629	121	0	723	0	0	3345	0	4817
Electricity	99	162	208	92	93	297	336	358	351	362	328	130	2817
Groundskeeping (Mowing)	0	0	824	74	74	1574	824	74	974	224	0	0	4638
Other Amenity Expenses	0	0	550	375	312	0	0	0	105	1000	0	0	2343
Insurance	0	0	0	0	0	2405	0	0	0	0	0	0	2405
Govt/Attorney	0	124	1017	128	30	0	0	150	0	0	0	0	1449
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	176	396
Total Expenses	119	306	2619	688	1158	4416	1179	1324	1450	1605	3693	306	18864
HOA Fees (income)	9300	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	32400
Bank Account Balance/est. ###	\$35,802	\$37,596	\$37,077	\$38,489	\$39,430	\$37,114	\$38,035	\$38,811	\$39,461	\$39,955	\$38,363	\$40,157	

Serene Creek Run Association

2022 - Year End Financial Report

Beginning Balance on January 1, 2022	\$19,041.25
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INCOME

HOA Fees Collected*	\$25,920.00	
Total Income		\$25,920.00

EXPENSES

Pool Expenses	\$4,817.09	
Electricity	\$2,245.45	
Groundskeeping	\$4,638.00	
Other Amenity Expenses	\$2,390.06	
Insurance	\$2,405.00	
Govt/Attorney	\$1,448.80	
Admin/Bank Fees	\$396.00	
Total Expenses		\$18,340.40

Ending Balance on December 31, 2022	\$26,620.85
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*2022 Fees collected include 20% discount for members using auto-payments.

Ending balance is considered the Reserve Fund

Reserve Fund is being increased to cover cost of future pool refinish work

		Planned	Actual
Reserve Fund Buildup Plan:	2022	\$26,621	\$26,621
	2023	\$36,000	
	2024	\$44,000	
	2025	\$52,000	
	2026	\$60,000	

Prepared by: Sim Ford, Treasurer

Election Results for Election of 2023 HOA Officers

Started at: January 6, 2023, at 10:00am

Finished at: January 14, 2023, at 11:00pm

Time zone: Eastern Time (US & Canada)

19 of 36 ballots cast.

Candidate: President

Lori Friedman wins with 100.00% of the vote.

Votes tallied: 18

Abstentions: 1

Candidate: Vice President

Amy Pemberton wins with 100.00% of the vote.

Votes tallied: 19

Abstentions: 0

Candidate: Secretary

Diana Summers wins with 100.00% of the vote.

Votes tallied: 19

Abstentions: 0

Candidate: Treasurer

Sim Ford wins with 100.00% of the vote.

Votes tallied: 19

Abstentions: 0

Candidate: Architectural Control Board Members

Jon Jenkins: 17 votes

Mike Bradbury: 10 votes

Terry Palazzi: 14 votes

Matt Krycinski: 19 votes

Matt Krycinski, Jon Jenkins, Terry Palazzi, and Mike Bradbury win with 60 votes tallied.

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Online voting conducted with www.electionbuddy.com