

## SERENE CREEK RUN ASSOCIATION

### Meeting Minutes

HOA MEETING - July 16, 2023 - 7:00PM @ Clubhouse

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

#### 1. Financial Report

See report below

#### 2. Repairs

Thanks to Matt Blankenship for repairing the plumbing for the toilet inside the clubhouse!

Also, the outside access bathroom toilet was replaced due to a cracked tank.

The primary pool gate was also repaired. Thanks to Rich Buswell for getting it re-welded!

The ruts from erosion at the clubhouse lower driveway were filled with gravel.

**Future HOA meeting dates - Oct. 15, Jan 14, 2024**

### Financial Report

2nd Quarter 2023

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
HOA FEES	4/2/23			ACH payments		2,100.00	41,373.07
Admin/Bank Fees	4/5/23			ACH Banking Fee	20.00		41,353.07
Other Amenity Expenses	4/5/23	ACH	Home Depot	Reimburse -Grass Killer	25.24		41,327.83
Groundskeeping	4/11/23	ACH	Asa-Mowing	Mowing 4/4	400.00		40,927.83
Electricity	4/17/23	EFT	AEP	Electricity-Clubhouse (2 months)	318.63		40,609.20
Electricity	4/17/23	EFT	AEP	Electricity-Sign (2 months)	24.07		40,585.13
Groundskeeping	4/27/23	ACH	Asa-Mowing	Mowing 4/17, 4/24	650.00		39,935.13
HOA FEES	5/3/23			ACH payments		2,100.00	42,035.13
Other Amenity Expenses	5/2/23	ACH	Home Depot	Reimburse-Mulch, pebbles, for pool	69.19		41,965.94
Admin/Bank Fees	5/3/23	EFT		ACH Banking Fee	20.00		41,945.94
Groundskeeping	5/8/23	ACH	Asa-Mowing	Mowing- 5/2	400.00		41,545.94
Other Amenity Expenses	5/15/23	ACH	Lowes	Reimburse-water shut-off & nozzle	29.44		41,516.50
Electricity	5/15/23	EFT	AEP-Online Payment	Electricity - Sign	11.97		41,504.53
Electricity	5/15/23	EFT	AEP-Online Payment	Elec- Clubhouse	67.14		41,437.39
Groundskeeping	5/16/23	ACH	Asa-Mowing	Mowing - 5/12/23	400.00		41,037.39
Pool Maint & Expenses	5/26/23	EFT	Pool Foolin	Invoice-14018 Pool Chemicals	647.50		40,389.89
Groundskeeping	5/24/23	ACH	Asa-Mowing	Mowing - 5/25	400.00		39,989.89
Attorney/Govt	5/27/23	1795	Treasurer of Virginia	DPOR Annual Registration	30.00		39,959.89
HOA FEES	6/2/23			ACH payments		2,100.00	42,059.89
Other Amenity Expenses	6/2/23	ACH	Home Depot	Reimburse- replace toilet	114.76		41,945.13
Other Amenity Expenses	6/2/23	ACH	Ace Hdwe	Reimburse- hardware kit for toilet	9.68		41,935.45
Admin/Bank Fees	6/2/23			ACH Banking Fee	20.00		41,915.45
Insurance	6/5/23	EFT	Travelers Ins	HOA Insurance	2,534.00		39,381.45
Groundskeeping	6/6/23	ACH	Asa-Mowing	Mowing 6/3/23	400.00		38,981.45
Pool Maint & Expenses	6/13/23	ACH	Amazon	Reimburse-2 life bouy rings	131.56		38,849.89
Electricity	6/15/23	EFT	AEP-Online Payment	Elec- Clubhouse	269.35		38,580.54
Electricity	6/15/23	EFT	AEP-Online Payment	Electricity - Sign	11.69		38,568.85
Groundskeeping	6/16/23	ACH	Asa-Mowing	Mowing-6/13 1&2	250.00		38,318.85
Groundskeeping	6/26/23	ACH	Asa-Mowing	Mowing-6/23. 1,2,3	400.00		37,918.85
Other Amenity Expenses	6/30/23	ACH	Scott's Mulch	Reimburse- Crusher Run for driveway	68.44		37,850.41
Other Amenity Expenses	6/30/23	ACH	Home Depot	Reimburse- repair parts for toilet	23.36		37,827.05
Other Amenity Expenses	6/30/23	ACH	Home Depot	Reimburse- pine nuggets for clubhouse	47.17		37,779.88

### 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	144	168	0	648	132	0	723	0	0	3345	0	5159
Electricity	99	299	0	343	79	281	327	300	300	350	300	130	2808
Groundskeeping (Mowing)	0	0	0	1050	1200	1050	800	800	800	400	0	0	6100
Other Amenity Expenses	0	77	0	25	99	263	0	0	105	1000	0	0	1570
Insurance	0	0	0	0	0	2534	0	0	0	0	0	0	2534
Govt/Attorney	0	0	0	0	30	0	0	150	0	1000	0	0	1180
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	176	396
Total Expenses	119	540	188	1438	2075	4280	1147	1993	1225	2770	3665	306	19747
HOA Fees (income)	9300	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	32400
Bank Account Balance/est. #####	\$35,802	\$37,362	\$39,273	\$39,935	\$39,960	\$37,780	\$38,733	\$38,840	\$39,715	\$39,045	\$37,480	\$39,274	