

January 10, 2021 - HOA MEETING MINUTES

7:00pm at Clubhouse

ATTENDEES: Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford, Rich Buswell

Financial Report

2020 4th qtr/ 2020 Year End Report / 2021 Budget reviewed (see attached summary)

Pool Repairs

Plumbing in the pump area still requires some repairs.

We will schedule those plumbing repairs before opening the pool in May.

Safety at driveway corner near the stables

Pedestrians' and drivers' vision was blocked at this corner

Shrubs and trees were removed or elevated to improve the safety of this corner

Jacobs Run Halloween Horse Show and Trick or Treat on 10/31

Horse Show participants rode through the neighborhood for Trick or Treating from 3-4pm on Halloween

Many neighbors participated and enjoyed this unique event

Erosion problem at the NW corner of the Clubhouse lot

Drainage pipe repaired in 2019 is causing new erosion issue feeding into the creek

Working with homeowners to resolve

Legal Issue - Rivers Complaint

Court issued Report & Recommendations to rule in favor of all defendants' motions to dismiss

Waiting on a final order to dismiss from the Circuit Court judge.

Speeding vehicles on Riley Run Rd - 25 MPH SPEED LIMIT IN RESIDENTIAL AREAS

This is a continuing reminder for all to observe the 25 MPH speed limit on Riley Run Rd.

Annual HOA Elections

2021 HOA Board members and Architectural Control Board member elections have been completed.

The current board and ACB members were all re-elected for 2021.

President - Lori Friedman, Vice President - Amy Pemberton, Secretary - Diana Summers, Treasurer- Sim Ford

Architectural Control Board members: Jon Jenkins, Terry Palazzi, Matt Krycinski

Dates for Future HOA Meetings:

April 11 / July 11 / Oct 17 / Jan 16, 2022

Next Meeting: April 11, 2021 / 7:00pm at the Clubhouse

Serene Creek Run Association
Financial Report - 4th Quarter 2020

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
HOA FEE	10/2/20			ACH payments		1,620.00	32,855.07
Admin/Bank Fees	10/3/20			ACH Banking Fee	20.00		32,835.07
Groundskeeping	10/3/20	ACH	Kevin Breimann	Mowing - Inv 20-006	750.00		32,085.07
Pool Maint & Expenses	10/9/20	eCheck	Poll Doctor LLC	Repairs-Inv#19013	750.00		31,335.07
Electricity	10/15/20	EFT	AEP	Electricity - Clubhouse	345.08		30,989.99
Electricity	10/15/20	EFT	AEP	Electricity - Sign	10.94		30,979.05
Pool Maint & Expenses	10/20/20	EFT	Pool Foolin	Invoice-7936-Pool	3,369.25		27,609.80
Pool Maint & Expenses	10/21/20	EFT	Cash-Amazon	Reimburse - Pool gate locks	147.32		27,462.48
Other Amenity Expenses	10/29/20	EFT	Kevin Breimann	Trail Cleanup - Inv 20-007	450.00		27,012.48
HOA FEE	11/3/20			ACH payments		1,620.00	28,632.48
Admin/Bank Fees	11/4/20			ACH Banking Fee	20.00		28,612.48
Electricity	11/11/20	EFT	AEP	Electricity - Clubhouse	257.67		28,354.81
Electricity	11/11/20	EFT	AEP	Electricity - Sign	10.94		28,343.87
Other Amenity Expenses	11/18/20	eCheck	New Hites	Tree Trimming	1,985.00		26,358.87
Other Amenity Expenses	11/24/20	EFT	Cash-Ace Hdwe	Reimburse-Pump Rental	42.12		26,069.75
Other Amenity Expenses	11/27/20	1781	Sullivan Plumbing	Plumbing Repair-Basement	247.00		26,111.87
Other Amenity Expenses	11/30/20	EFT	Cash-HomeDepot	Reimburse-Basement heater	93.04		25,976.71
HOA FEE	12/3/20			ACH payments		1,620.00	27,596.71
Admin/Bank Fees	12/3/20			ACH Banking Fee	20.00		27,576.71
Admin/Bank Fees	12/4/20	1782	US Postal Service	PO Box Annual Fee	92.00		27,484.71
Other Amenity Expenses	12/8/20	EFT	Cash-Amazon	Reimburse-Basement Door Latch	40.51		27,444.20
Attorney/Govt	12/14/20	EFT	PLDR Law	Attorney-Inv 143131	838.00		26,606.20
Electricity	12/15/20	EFT	AEP	Electricity - Clubhouse	39.34		26,566.86
Electricity	12/15/20	EFT	AEP	Electricity - Sign	11.09		26,555.77

2020 SCRA Budget

Expense	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	TOTAL
Pool Expenses	0.00	0.00	0.00	0.00	1761.75	204.01	669.00	1079.01	12.60	4266.57	0.00	0.00	7992.94
Electricity	124.07	122.47	122.40	101.79	157.94	313.08	366.77	333.42	305.50	356.02	268.61	50.43	2622.50
Other Amenity Expenses	13.56	0.00	455.72	21.14	0.00	38.24	42.11	0.00	0.00	450.00	2367.16	40.51	3428.44
Groundskeeping	0.00	0.00	0.00	0.00	880.00	0.00	1960.00	0.00	0.00	750.00	0.00	0.00	3590.00
Insurance	0.00	0.00	0.00	0.00	0.00	2233.00	0.00	0.00	0.00	0.00	0.00	0.00	2233.00
Govt/Attorney	0.00	0.00	147.50	0.00	10.00	0.00	0.00	175.00	0.00	0.00	0.00	838.00	1170.50
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	0.00
Admin/Bank Fees	20.00	33.68	20.00	20.00	20.00	20.00	20.00	42.00	20.00	20.00	20.00	112.00	367.68
Total Expenses	157.63	156.15	745.62	142.93	2829.69	2808.33	3057.88	1629.43	338.10	5842.59	2655.77	1040.94	21405.06
HOA Fees (Income)	7440.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	2340.00	1620.00	1620.00	1620.00	1620.00	25980.00
Account Balance (est.)	# 29263.20	30727.05	31601.43	33078.50	31868.81	30680.48	29242.60	29953.17	31235.07	27012.48	25976.71	26555.77	

2021 Budget Projection

Item	2021 Est
Pool Expenses	\$8,700
Electricity	\$2,640
Other Amenity Expenses	\$4,000
Groundskeeping	\$4,250
Insurance	\$2,300
Govt/Attorney	\$4,000
Social Activities	\$0
Admin/Bank Fees	\$360
Total Expenses	\$26,250
Projected Income	\$25,920
Account Balance at Year End	\$26,226

**Serene Creek Run Association
2020 - Year End Financial Report**

Beginning Balance on January 1, 2020		\$21,980.83
INCOME		
	HOA Fees Collected*	\$25,980.00
	Total Income	\$25,980.00
EXPENSES		
	Pool Expenses	\$7,992.94
	Electricity	\$2,622.50
	Other Amenity Expenses	\$3,428.44
	Groundskeeping	\$3,590.00
	Insurance	\$2,233.00
	Govt/Attorney	\$1,170.50
	Admin/Bank Fees	\$367.68
	Total Expenses	\$21,405.06
Ending Balance on December 31, 2020		\$26,555.77

*Fees collected include 20% discount for members using auto-payments.

Prepared by: Sim Ford, Treasurer

2020 Expenses - Comments

1. Pool expenses were higher than expected due to leak testing and repairs, two new salt cells and a new pump for kiddie pool.
2. Attorney expenses were lower than expected related to Rivers case.
3. Ending balance on Dec 31 was \$4500 higher than balance on Jan 1, 2020.