

Meeting Minutes

HOA MEETING - Jan 14, 2024 - 7:00PM @ Clubhouse

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

1. Financial Report - see 4th Qtr report attached

Our reserve fund was \$41,004 at the end of 2023.

We are increasing our reserve fund to cover future costs for major pool refinishing.

2023 Year End Report is attached

2023 Final Budget and the 2024 Budget reports are also attached.

2. Online election for 2024 officers was held this past week using electionbuddy.com

The current officers and Architectural Control Board members were all re-elected for 2024.

Thanks to all members that submitted their online ballots

Election result report is attached - 58% of members submitted ballots

3. Clubhouse water is shut off for the winter so the bathrooms are currently closed.

Future HOA meeting dates - Apr 14, July 14, October 13, 2024, January 12, 2025

Financial Report

4th Quarter 2023

HOA FEES	10/2/23			ACH payments		2,325.00	40,575.38
Admin/Bank Fees	10/3/23			ACH Banking Fee	20.00		40,555.38
Attorney/Govt	10/6/23	EFT	PLDR Law	Attorney-Inv 158798	62.00		40,493.38
Electricity	10/15/23	EFT	AEP	Electricity - Clubhouse	324.27		40,169.11
Electricity	10/15/23	EFT	AEP	Electricity - Sign	12.02		40,157.09
HOA FEES	11/2/23			ACH payments		1,950.00	42,107.09
Admin/Bank Fees	11/3/23			ACH Banking Fee	20.00		42,087.09
Pool Maint & Expenses	11/5/23	EFT	Pool Foolin	Invoice-16264 Pool	2,760.75		39,326.34
HOA FEES	11/14/23			ACH payments		150.00	39,476.34
Electricity	11/15/23	EFT	AEP	Electricity - Clubhouse	107.82		39,368.52
Electricity	11/15/23	EFT	AEP	Electricity - Sign	12.14		39,356.38
HOA FEES	12/2/23			ACH payments		1,950.00	41,306.38
Admin/Bank Fees	12/3/23			ACH Banking Fee	20.00		41,286.38
Admin/Bank Fees	12/14/23			PO Box Rental	166.00		41,120.38
Groundskeeping	12/14/23	ACH	Asa	Leaf Mulching at Sign	75.00		41,045.38
Electricity	12/15/23	EFT	AEP	Electricity - Clubhouse	29.24		41,016.14
Electricity	12/15/23	EFT	AEP	Electricity - Sign	12.14		41,004.00

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	685	761	0	2761	0	5298
Electricity	99	299	0	343	79	281	327	335	324	336	120	41	2584
Groundskeeping (Mowing)	0	0	0	1050	1200	1050	800	1200	650	0	0	75	6025
Other Amenity Expenses	0	77	0	25	99	263	76	0	0	0	0	0	541
Insurance	0	0	0	0	0	2534	0	0	0	0	0	0	2534
Govt/Attorney	0	0	0	0	30	0	62	150	325	62	0	0	629
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	186	406
Total Expenses	119	540	188	1438	2075	4280	1285	2390	2080	418	2901	302	18017
HOA Fees (income)	9300	2100	2100	2100	2100	2100	2175	2025	2025	2325	2100	1950	32400
Bank Account Balance/est.	####	\$35,802	\$37,362	\$39,273	\$39,935	\$39,960	\$37,780	\$38,670	\$38,305	\$38,250	\$40,157	\$39,356	\$41,004

2024 SCRA Budget

Expense	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	TOTAL
Pool Expenses	0	0	0	2400	700	200	0	700	700	0	2800	0	7500
Electricity	100	200	200	150	100	300	350	350	350	350	120	80	2650
Groundskeeping (Mowing)	0	0	0	1050	1200	1050	800	1200	650	0	0	100	6050
Other Amenity Expenses	0	0	100	100	100	100	100	100	100	100	0	0	800
Insurance	0	0	0	0	0	2700	0	0	0	0	0	0	2700
Govt/Attorney	0	0	0	0	150	0	0	150	0	0	0	0	300
Admin/Bank Fees	25	25	25	25	25	25	25	25	25	25	25	191	466
Total Expenses	125	225	325	3725	2275	4375	1275	2525	1825	475	2945	371	20466
HOA Fees (income)	10125	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	32400
Bank Account Balance/est.	####	\$51,004	\$52,804	\$54,504	\$52,804	\$52,554	\$50,204	\$50,954	\$50,454	\$50,654	\$52,204	\$51,284	\$52,938

Serene Creek Run Association 2023 - Year End Financial Report

Beginning Balance on January 1, 2023	\$26,620.85
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INCOME

HOA Fees Collected	\$32,400.00
Total Income	\$32,400.00

EXPENSES

Pool Expenses	\$5,297.99
Electricity	\$2,584.10
Groundskeeping	\$6,025.00
Other Amenity Expenses	\$540.76
Insurance	\$2,534.00
Govt/Attorney	\$629.00
Admin/Bank Fees	\$406.00
Total Expenses	\$18,016.85

Ending Balance on December 31, 2023	\$41,004.00
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Ending balance is the Reserve Fund

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

		Estimated	Actual
Reserve Fund Buildup Plan:	2022	\$26,621	\$26,621
	2023	\$36,000	\$41,004
	2024	\$52,000	
	2025	\$63,000	
	2026	\$74,000	

Prepared by: Sim Ford, Treasurer

Election Results for Election of 2024 HOA Officers
Started at: January 7, 2024 at 4:00pm
Finished at: January 13, 2024 at 11:00pm
Time zone: Eastern Time (US & Canada)

21 of 36 ballots cast.

Candidate: President

Lori Friedman: 19 votes 100.00%

Lori Friedman wins.

Votes tallied: 19

Abstentions: 2

Candidate: Vice President

Amy Pemberton: 21 votes 100.00%

Amy Pemberton wins.

Votes tallied: 21

Abstentions: 0

Candidate: Secretary

Diana Summers: 21 votes 100.00%

Diana Summers wins.

Votes tallied: 21

Abstentions: 0

Candidate: Treasurer

Sim Ford: 21 votes 100.00%

Sim Ford wins.

Votes tallied: 21

Abstentions: 0

Candidate: Architectural Control Board Members

Jon Jenkins: 20 votes 29.4%

Terry Palazzi: 18 votes 26.5%

Matt Krycinski: 17 votes 25.0%

Mike Bradbury: 13 votes 19.1%

Jon Jenkins, Terry Palazzi, Matt Krycinski, and Mike Bradbury win.

Votes tallied: 68