

HOA MEETING MINUTES - Apr 13, 2025 - 7:00PM @ Clubhouse

Attendees: Bryan Weinmann, Patrick Taylor, Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford

1. Financial Report - see 1st Qtr report attached

Buildup of reserve fund for the future pool refinishing is progressing as planned

Major pool refinishing projected for 2027

2. Pool opening is planned for early May

New Chlorine Generator System purchased and installed for pool

3. Some neighbors have experienced unwanted solicitation recently.

If you are experiencing unwanted solicitation, consider getting a small "No Solicitation" sign from Amazon mounted near your doorbell.

4. Comcast installed underground conduit in SCR last fall and at least one neighbor had to get the water line to their house repaired. The conduit installers knew they cut the line and made a poor repair at that time and started leaking later. While the main utility lines were marked with flags and paint, prior to the installation, the water lines from the street to the houses are not marked.

5. Future HOA meeting dates in 2025 - July 13, October 12 & January 11, 2026

Financial Report

1st Quarter 2025

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
2024 Beginning Balance on 1/1/25						54,508.01	54,508.01
HOA FEES	1/2/25			ACH payments-Monthly		9,000.00	63,508.01
HOA FEES	1/3/25			ACH payments-Annual		1,950.00	65,458.01
Electricity	1/15/25	EFT	AEP	Electricity - Clubhouse	83.18		65,374.83
Electricity	1/15/25	EFT	AEP	Electricity - Sign	12.77		65,362.06
Pool Maint & Expenses	1/17/25	EFT	Pool Foolin	Invoice 17392 -New Salt System	5,892.65		59,469.41
Admin/Bank Fees	1/27/25			ACH Banking Fee	20.00		59,449.41
HOA FEES	2/3/25			ACH payments-Monthly		1,875.00	61,324.41
Electricity	2/18/25	EFT	AEP	Electricity - Clubhouse	244.65		61,079.76
Electricity	2/18/25	EFT	AEP	Electricity - Sign	12.73		61,067.03
HOA FEES	2/25/25			Check from closing- Feb Payment (10)		75.00	61,142.03
Admin/Bank Fees	2/26/25			ACH Banking Fee	33.26		61,108.77
HOA FEES	2/26/25			HOA payment-2025 balance (10)		750.00	61,858.77
Groundskeeping	2/27/25	ACH	Asa	Tree Cleanup	100.00		61,758.77
HOA FEES	3/3/25			ACH payments		1,875.00	63,633.77
Electricity	3/17/25	EFT	AEP	Electricity-Clubhouse	277.99		63,355.78
Electricity	3/17/25	EFT	AEP	Electricity-Sign	12.31		63,343.47
Admin/Bank Fees	3/4/25			ACH Banking Fee	26.76		63,316.71
Other Amenity Expenses	3/28/25	ACH	Reimburse	Home Depot Gate Lock	22.62		63,294.09

2025 SCRA Budget

Expense	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Pool Expenses	5892.65	0.00	0.00	1000.00	600.00	500.00	0.00	1000.00	500.00	0.00	3300.00	0.00
Electricity	95.95	257.38	290.30	70.00	100.00	350.00	350.00	350.00	350.00	350.00	120.00	80.00
Groundskeeping (Mowing)	0.00	100.00	0.00	800.00	800.00	800.00	800.00	1200.00	800.00	800.00	400.00	0.00
Other Amenity Expenses	0.00	0.00	22.62	0.00	600.00	0.00	100.00	0.00	100.00	100.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	2800.00	0.00	0.00	0.00	0.00	0.00	0.00
Govt/Attorney	0.00	0.00	0.00	0.00	30.00	0.00	0.00	25.00	175.00	0.00	0.00	0.00
Admin/Bank Fees	20.00	33.26	26.76	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	200.00
Total Expenses	6008.60	390.64	339.68	1890.00	2150.00	4470.00	1270.00	2595.00	1945.00	1270.00	3840.00	280.00
HOA Fees (income)	10950.00	2700.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00
Bank Account Balance/est. #####	\$59,449	\$61,759	\$63,294	\$63,279	\$63,004	\$60,409	\$61,014	\$60,294	\$60,224	\$60,829	\$58,864	\$60,459

		Estimated	Actual
Reserve Fund Buildup Plan:	2022	\$26,621	\$26,621
	2023	\$36,000	\$41,004
	2024	\$52,000	\$54,508
	2025	\$62,000	
	2026	\$72,000	