

HOA MEETING MINUTES - Jan 12, 2025 - 7:00PM @ Clubhouse

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

1. Financial Report - see 4th Qtr report attached

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

Major pool refinishing projected for 2027

We will need to purchase a new chlorine generator system for the pool in 2025

2024 Year End Report Attached

2. Elections for 2025 officers was conducted by online voting - Jan 5-11.

2024 officers were re-elected for 2025

President: Lori Friedman

Vice President: Amy Pemberton

Secretary: Diana Summers

Treasurer: Sim Ford

Architectural Control Board members were also re-elected for 2025

Jon Jenkins, Terry Palazzi, Matt Krycinski, Mike Bradbury

Thanks to all for serving our association!

3. We have more RVs and trailers parking in the area below the clubhouse than in the past.

There is a need to coordinate use of this area to insure that it remains organized.

Lori Friedman will contact those neighbors that use this parking area to improve how RVs and trailers are stored.

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

Financial Report

4th Quarter 2024

Groundskeeping	10/1/24	ACH	Mowing	Mowing 9/28	400.00		53,492.04
HOA FEES	10/2/24			ACH payments		1,950.00	55,442.04
Groundskeeping	10/8/24	ACH	Mowing	Mowing 10/8	400.00		55,042.04
Electricity	10/15/24	EFT	AEP	Electricity - Sign	12.08		55,029.96
Electricity	10/15/24	EFT	AEP	Electricity - Clubhouse	346.50		54,683.46
Admin/Bank Fees	10/28/24			ACH Banking Fee	20.00		54,663.46
HOA FEES	11/2/24			ACH payments		2,025.00	56,688.46
Pool Maint & Expenses	11/5/24	EFT	Pool Foolin	Invoice-16264 Pool	3,188.26		53,500.20
Electricity	11/15/24	EFT	AEP	Electricity - Sign	12.20		53,488.00
Electricity	11/15/24	EFT	AEP	Electricity - Clubhouse	283.29		53,204.71
Admin/Bank Fees	11/25/24			ACH Banking Fee	20.00		53,184.71
Groundskeeping	11/28/24	ACH	Mowing	Mowing 11/26	400.00		52,784.71
HOA FEES	12/2/24			ACH payments		2,025.00	54,809.71
Electricity	12/11/24	ACH	AEP	Electricity - Sign	12.19		54,797.52
Electricity	12/11/24	ACH	AEP	Electricity - Clubhouse	99.51		54,698.01
Admin/Bank Fees	12/13/24	1800		PO Box Rental	170.00		54,528.01
Admin/Bank Fees	12/26/24	ACH		ACH Banking Fee	20.00		54,508.01

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	0.00	0.00	0.00	0.00	640.21	459.06	0.00	1092.23	539.40	0.00	3188.26	0.00	5919.16
Electricity	73.41	204.14	100.63	61.50	86.95	336.97	369.60	364.99	334.58	358.58	295.49	111.70	2698.54
Groundskeeping (Mowing)	0.00	0.00	0.00	1200.00	800.00	650.00	650.00	1200.00	400.00	800.00	400.00	0.00	6100.00
Other Amenity Expenses	0.00	0.00	0.00	26.30	534.06	66.18	73.28	0.00	168.47	0.00	0.00	0.00	868.29
Insurance	0.00	0.00	0.00	0.00	0.00	2670.00	0.00	0.00	0.00	0.00	0.00	0.00	2670.00
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	230.00
Admin/Bank Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	190.00	410.00
Total Expenses	93.41	224.14	120.63	1307.80	2111.22	4202.21	1112.88	2702.22	1637.45	1178.58	3903.75	301.70	18895.99
HOA Fees (Income)	10125.00	2025.00	2025.00	2025.00	2025.00	1950.00	2100.00	2025.00	2100.00	1950.00	2025.00	2025.00	32400.00
Bank Account Balance/est. #####	51035.59	52836.45	54740.82	55458.02	55371.80	53119.59	54106.71	53429.49	53892.04	54663.46	52784.71	54508.01	

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	TOTAL	
Pool Expenses	0.00	5000.00	0.00	1000.00	600.00	500.00	0.00	1000.00	500.00	0.00	3300.00	0.00	11900.00	
Electricity	80.00	200.00	100.00	70.00	100.00	350.00	350.00	350.00	350.00	350.00	120.00	80.00	2500.00	
Groundskeeping (Mowing)	0.00	0.00	0.00	800.00	800.00	800.00	800.00	1200.00	800.00	800.00	400.00	0.00	6400.00	
Other Amenity Expenses	0.00	0.00	0.00	0.00	600.00	0.00	100.00	0.00	100.00	100.00	0.00	0.00	900.00	
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	2800.00	
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	230.00	
Admin/Bank Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	200.00	420.00	
Total Expenses	100.00	5220.00	120.00	1890.00	2150.00	4470.00	1270.00	2595.00	1945.00	1270.00	3840.00	280.00	25150.00	
HOA Fees (income)	10950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	1950.00	32400.00	
Bank Account Balance/est.	#####	\$65,358	\$62,088	\$63,918	\$63,978	\$63,778	\$61,258	\$61,938	\$61,293	\$61,298	\$61,978	\$60,088	\$61,758	

Serene Creek Run Association 2024 - Year End Financial Report

Beginning Balance on January 1, 2024 **\$41,004.00**

INCOME

HOA Fees Collected \$32,400.00

Total Income **\$32,400.00**

EXPENSES

Pool Expenses	\$5,919.16
Electricity	\$2,698.54
Groundskeeping	\$6,100.00
Other Amenity Expenses	\$868.29
Insurance	\$2,670.00
Govt/Attorney	\$230.00
Admin/Bank Fees	\$410.00
Total Expenses	<u>\$18,895.99</u>

Ending Balance on December 31, 2024 **\$54,508.01**

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	\$54,508
	2025	\$62,000	
	2026	\$72,000	

Prepared by: Sim Ford, Treasurer

Started at: January 5, 2025 at 12:00pm
Finished at: January 11, 2025 at 11:00pm
Time zone: Eastern Time (US & Canada)
17 of 36 ballots cast.

Candidate: President

Lori Friedman: 16 votes 100.00%
Lori Friedman wins.
Votes tallied: 16
Abstentions: 1

Candidate: Vice President

Amy Pemberton: 17 votes 100.00%
Amy Pemberton wins.
Votes tallied: 17
Abstentions: 0

Candidate: Secretary

Diana Summers: 17 votes 100.00%
Diana Summers wins.
Votes tallied: 17
Abstentions: 0

Candidate: Treasurer

Sim Ford: 17 votes 100.00%
Sim Ford wins.
Votes tallied: 17
Abstentions: 0

Candidate: Architectural Control Board Members

Jon Jenkins: 17 votes
Mike Bradbury: 14 votes
Terry Palazzi: 15 votes
Matt Krycinski: 17 votes
Matt Krycinski, Jon Jenkins, Terry Palazzi, and Mike Bradbury win.
Votes tallied: 63