

Oct 24, 2021 HOA MEETING MINUTES - 7:00PM @ Clubhouse

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

Agenda Items

- 1- Financial Report / 2022 Budget - attached
- 2- Pool Plumbing Repairs and New Pump Installation Completed
 - Expenses for chemicals are down 40% from last year
 - Electricity bill reduced by 30% during pool months with new pump.
- 3- New wood chips added to the playground area.
- 4- Attorney Legal Filings
 - Motion for final judgement, attorney's summary memo.
- 5- Riding Center kids trick-or-treating in neighborhood on Oct 30
- 6- Ralph Beck repaired edge of the pond
- 7- Board approved continuing the 20% auto-payment fee discount for 2022
- 8- Nominations for 2022 HOA election - President, VP, Treasurer and Secretary
 - Architectural Control Board members will also be elected.
 - Current officers all volunteered to be nominated for another 1 year term
 - Nominations are still open for other members to run for a position
 - Send an email to scaforest@gmail.com if you want to be nominated for any position
 - Online election will occur in early January as in previous years
- 9- Next HOA meeting is Sunday, January 16, 2022.

Financial Report

3rd Quarter 2021

Category	Date Posted	Check #	Payee	Item	Debits	Fees/Credits	Balance
HOA FEES	7/2/21			ACH payments		1,620.00	24,128.78
Admin/Bank Fees	7/6/21			ACH Banking Fee	20.00		24,108.78
Groundskeeping	7/7/21	EFT	SLG	Trail Mowing	63.00		24,045.78
Other Amenity Expenses	7/15/21	ACH	Kevin Breimann	Clear Trees on Trail- Inv 21-004	250.00		23,795.78
Other Amenity Expenses	7/15/21	ACH	Kevin Breimann	New playground chips- Inv 21-005	1,250.00		22,545.78
Electricity	7/15/21	EFT	AEP	Electricity - Clubhouse	309.01		22,236.77
Electricity	7/15/21	EFT	AEP	Electricity - Sign	10.81		22,225.96
Other Amenity Expenses	7/20/21	EFT	Scott's Mulch&More	Add'l Drainage Repair -#5-20185	250.00		21,975.96
Other Amenity Expenses	7/21/21	1791	S Knight Landscapes	Tree Removal	800.00		21,175.96
Groundskeeping	7/22/21	ACH	Kevin Breimann	Mowing Inv 21-006	1,500.00		19,675.96
HOA FEES	8/2/21			ACH payments		1,620.00	21,295.96
Pool Maint & Expenses	8/3/21	EFT	Pool Foolin	Pool Invoice-9378-Materials	540.50		20,755.46
Admin/Bank Fees	8/4/21			ACH Banking Fee	20.00		20,735.46
Groundskeeping	8/5/21	EFT	SLG	Trail Mowing	63.00		20,672.46
Attorney/Govt	8/11/21	EFT	PLDR Law	Attorney-Inv 146592	125.00		20,547.46
Electricity	8/15/21	EFT	AEP	Electricity - Sign	10.87		20,536.59
Electricity	8/15/21	EFT	AEP	Electricity - Clubhouse	279.49		20,257.10
Attorney/Govt	8/15/21	1788	Treasurer of Virginia	VA SCC Registration-2021	25.00		20,232.10
Pool Maint & Expenses	8/25/21	EFT	Amazon	Reimburse - Umbrella Stand	63.71		20,168.39
HOA FEES	9/2/21			ACH payments		1,620.00	21,788.39
Admin/Bank Fees	9/3/21			ACH Banking Fee	20.00		21,768.39
Groundskeeping	9/8/21	EFT	SLG	Trail Mowing	63.00		21,705.39
Attorney/Govt	9/8/21	EFT	PLDR Law	Attorney-Inv 147172	487.50		21,217.89
Electricity	9/15/21	EFT	AEP	Electricity - Clubhouse	241.12		20,976.77
Electricity	9/15/21	EFT	AEP	Electricity - Sign	10.80		20,965.97
HOA FEES	10/4/21			ACH payments		1,620.00	22,585.97
Admin/Bank Fees	10/3/21			ACH Banking Fee	20.00		22,565.97
Groundskeeping	10/8/21	EFT	SLG	Trail Mowing	63.00		22,502.97
Attorney/Govt	10/7/21	EFT	PLDR Law	Attorney-Inv 147584	1,612.00		20,890.97
Electricity	10/15/21	EFT	AEP	Electricity - Clubhouse	241.31		20,649.66
Electricity	10/15/21	EFT	AEP	Electricity - Sign	10.99		20,638.67
Attorney/Govt	10/20/21	EFT	Pacer	Pacer Legal Documents-Reimburse	41.10		20,597.57
Pool Maint & Expenses	10/20/21	EFT	Amazon	Reimburse-Pool Gate hinges	31.54		20,566.03

2021 SCRA Budget

Expense	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	TOTAL
Pool Expenses	0.00	2500.00	0.00	0.00	998.26	2693.05	0.00	604.21	0.00	31.54	2200.00	0.00	9027.06
Electricity	90.54	131.00	211.21	0.00	0.00	390.13	319.82	290.36	251.92	252.30	198.76	80.00	2216.04
Groundskeeping	0.00	0.00	0.00	1000.00	1000.00	63.00	1563.00	63.00	63.00	63.00	63.00	0.00	3878.00
Other Amenity Expenses	0.00	0.00	0.00	470.52	1646.07	4889.21	2550.00	0.00	0.00	0.00	0.00	0.00	9555.80
Insurance	0.00	0.00	0.00	0.00	0.00	2379.00	0.00	0.00	0.00	0.00	0.00	0.00	2379.00
Govt/Attorney	0.00	279.00	186.00	0.00	1170.00	0.00	0.00	150.00	487.50	1653.10	0.00	0.00	3925.60
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	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	130.00	350.00
Total Expenses	110.54	2930.00	417.21	1490.52	4834.33	10434.39	4452.82	1127.57	822.42	2019.94	2481.76	210.00	31331.50
HOA Fees (income)	7380.00	2340.00	1620.00	1590.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	1620.00	25890.00
Bank Account Balance/est.	# 33825.23	33235.23	34438.02	34537.50	31323.17	22508.78	19675.96	20168.39	20965.97	20566.03	19704.27	21114.27	

2022 SCRA Annual Budget - projected

Expense	TOTAL	
Pool Expenses	\$4,800	Lower pool expenses after recent repairs
Electricity	\$2,420	Less usage with new pool pump but higher rates expected
Groundskeeping	\$4,504	average groundskeeping cost
Other Amenity Expenses	\$2,500	no significant expense expected
Insurance	\$2,600	increase expected
Govt/Attorney	\$5,180	potential attorney costs
Admin/Bank Fees	\$350	minimal bank fee/administrative cost
Total Expenses	\$22,354	
HOA Fees (income)	\$25,920	
Estimated Year End Balance	\$24,566	Increases our reserve
	(includes HOA fees with 20% discount)	