

SERENE CREEK RUN ASSOCIATION

Jan 16, 2022 HOA MEETING - 7:00PM @ Clubhouse

(This meeting canceled due to weather)

1. Financial Report / 2021 Year End Report - attached
2. 2022 HOA online election results:
Board of Directors re-elected:
President-Lori Friedman Vice President-Amy Pemberton
Secretary-Diana Summers Treasurer-Sim Ford
Architectural Control Board members re-elected
Matt Krycinski, Terry Palazzi, Jon Jenkins
3. Dates for future HOA meetings - Apr 10, Jul 10, Oct 9, Jan 15

Financial Report

4th Quarter 2021

Category	Date Posted	Check #	Payee	Item	Debits	Fees/Credits	Balance
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
HOA FEES	11/2/21			ACH payments		1,620.00	22,186.03
Admin/Bank Fees	11/3/21			ACH Banking Fee	20.00		22,166.03
Pool Maint & Expenses	11/3/21	EFT	Pool Foolin	Invoice-POOL #9659	3,288.75		18,877.28
Electricity	11/15/21	EFT	AEP	Electricity - Clubhouse	187.76		18,689.52
Electricity	11/15/21	EFT	AEP	Electricity - Sign	11.00		18,678.52
Other Amenity Expenses	11/21/21	EFT	Home Depot	Reimburse-Decorations for Sign	31.57		18,646.95
Other Amenity Expenses	11/22/21	EFT	Ace Hdwe	Reimburse-Decorations for Sign	11.88		18,635.07
HOA FEES	12/2/21			ACH payments		1,620.00	20,255.07
Admin/Bank Fees	12/3/21			ACH Banking Fee	20.00		20,235.07
Groundskeeping	12/7/21	EFT	SLG	Trail Mowing	63.00		20,172.07
Attorney/Govt	12/7/21	EFT	PLDR Law	Attorney-Inv 148343	455.00		19,717.07
Attorney/Govt	12/7/21	EFT	PLDR Law	Attorney-Inv 148342	527.00		19,190.07
Admin/Bank Fees	12/9/21	1789	US Postal Service	PO Box Rental	118.00		19,072.07
Electricity	12/15/21	EFT	AEP	Electricity - Clubhouse	20.14		19,051.93
Electricity	12/15/21	EFT	AEP	Electricity - Sign	11.22		19,040.71
Pool Maint & Expenses	12/28/21	ACH	Credit	Correct reimburse error from 8/25	-0.54		19,041.25

2022 SCRA Budget

Expense	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	TOTAL
Pool Expenses	0	0	0	0	1600	0	0	700	0	0	2700	0	5000
Electricity	90	140	140	100	270	270	270	270	270	270	230	100	2420
Groundskeeping	0	0	74	74	824	824	824	824	824	74	0	0	4338
Other Amenity Expenses	0	0	0	500	500	500	1000	0	0	0	0	0	2500
Insurance	0	0	0	0	0	2600	0	0	0	0	0	0	2600
Govt/Attorney	0	1000	0	0	1030	0	0	1150	1000	0	0	0	4180
Social Activities	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin/Bank Fees	20	20	20	20	20	20	20	20	20	20	20	140	360
Total Expenses	110	1160	234	694	4244	4214	2114	2964	2114	364	2950	240	21398
HOA Fees (income)	8100	1620	1620	1620	1620	1620	1620	1620	1620	1620	1620	1620	25920
Bank Account Balance/est. ###	\$27,031	\$27,491	\$28,878	\$29,804	\$27,181	\$24,587	\$24,094	\$22,750	\$22,257	\$23,513	\$22,183	\$23,563	

**Serene Creek Run Association
2021 - Year End Financial Report**

Beginning Balance on January 1, 2021	\$26,555.77
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INCOME

HOA Fees Collected*	\$25,890.00
Total Income	\$25,890.00

EXPENSES

Pool Expenses	\$10,115.27
Electricity	\$2,167.40
Groundskeeping	\$3,878.00
Other Amenity Expenses	\$9,599.25
Insurance	\$2,379.00
Govt/Attorney	\$4,907.60
Admin/Bank Fees	\$358.00
Total Expenses	\$33,404.52

Ending Balance on December 31, 2021	\$19,041.25
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*Fees collected include 20% discount for members using auto-payments.

Prepared by: Sim Ford, Treasurer

Online Election Results for 2022 HOA Officers (Ballot A & B)

Started at: January 5, 2022 at 10:00am

Finished at: January 15, 2022 at 11:00pm

Time zone: Eastern Time (US & Canada)

22 of 35 ballots cast.

Candidate: President

Lori Friedman: 22 votes (100.0%)

Lori Friedman wins with 100.0% of the vote.

Votes tallied: 22

Abstentions: 0

Candidate: Vice President

Amy Pemberton: 22 votes (100.0%)

Amy Pemberton wins with 100.0% of the vote.

Votes tallied: 22

Abstentions: 0

Candidate: Secretary

Diana Summers: 21 votes (100.0%)

Diana Summers wins with 100.0% of the vote.

Votes tallied: 21

Abstentions: 1

Candidate: Treasurer

Sim Ford: 22 votes (100.0%)

Sim Ford wins with 100.0% of the vote.

Votes tallied: 22

Abstentions: 0

Candidate: Architectural Control Board Members

Jon Jenkins: 20 votes

Matt Krycinski: 21 votes

Terry Palazzi: 20 votes

Matt Krycinski, Terry Palazzi, and Jon Jenkins win

Votes tallied: 61

Abstentions: 1

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