

PA20

Annual Meeting of Members

April 8, 2010

Westridge Recreation Center



# Agenda

- Welcome & Introductions
- PA20 Background Information
- Review 2009 Activities
- Landscape Contract Update
- Election Results
- 2010 Outlook
- Financial Review
- Questions & Answers
- Adjourn



# Introductions Board of Directors

- **Jim Bowlus** President
- **Jim Fraser** Vice President
  - Property Maintenance
- **Rick Murray** Treasurer
- **Brice Bradley** Secretary
  - Homeowner Relations
- **Dean Stanberry**
- **Monica Wasden**
  - PA20 Delegate for District #80 to HRCA

# Where is PA20?



# Where is PA20?



# What is PA20?

- Registered with the State of Colorado as “PA20 Landscape Maintenance Association Inc.”
- Non-Profit Volunteer Operated Organization
- Controlled by Articles of Incorporation, Declarations and Bylaws
- 1533 Homeowners in the Westridge Village Area
- Represented by HRCA’s District 80 Delegate (Monica Wasden)
- Assets Include
  - ½ mile of 6 foot high picket fence & 96 trees
  - ½ mile of grass streetscape & 18 station irrigation system



## What is PA20? *cont'd*

- 1533 Homeowners pay an Annual Assessment based on anticipated expenses
- \$50 Property Transfer Fee Collected by Title Companies at Closings
- Contracted Services
  - Lawn & Tree Care
  - Fence Repair & Staining
  - Accounting & Office Operations



## What is PA20? *cont'd*

- Board Meetings
- Annual Homeowner's Meeting
- Registration with the State of Colorado
- Homeowner Database Maintained
- Annual Assessment Statements Sent to Homeowners
- Assessment Status Letters Sent to Title Companies Upon Request
- Accounting, Voice Mail, E-mail, P.O. Box



# 2009 Activities

- Managed Contracted Services
  - Lawn & Tree Care
  - Fence Repair & Staining
- Upgraded Irrigation Controller to a new Smart Controller with Weather Sensor
- Board Elections
- SB100 Compliance



# 2010 Activities

- Manage Contracted Services
  - Lawn & Tree Care
  - Fence Repair & Staining
- Filed 46 Liens for Unpaid HOA Dues



## 2010 Election Results

- Jim Bowlus 123
- Jim Fraser 122
- Brice Bradley 123
- Dean Stanberry 124

140 Ballots Received out of 1162 Payments 12%

9.1% of total homeowners



# Plans for Fence Replacement

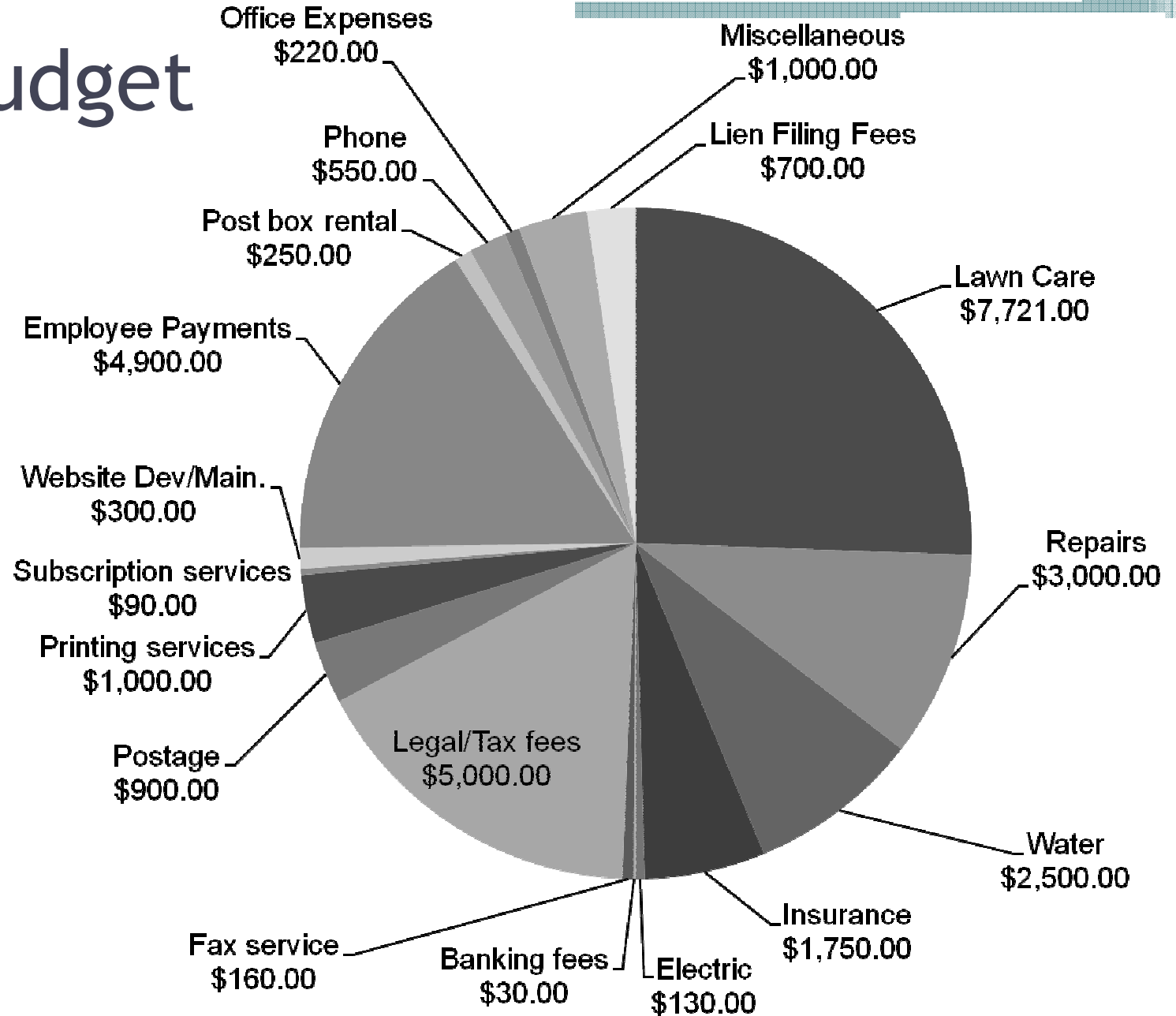
- Expected Replacment Date
- Match HRMD Trex Replacement Fence w/o Columns
- Expected Annual Dues Increase
- Other Funding Sources



# Fence & Improvement Fund

Estimated Fence Replacement Cost	\$150,000.00
Balance of Fence and Improvement Fund	\$118,778.57
Funds Still Needed	\$ 31,221.43

# 2010 Budget



# Budget History

	<b>2008 Expenses</b>	<b>2009 Expenses</b>	<b>2010 Budget</b>	<b>YTD Expenses</b>
<b>Lawn Care</b>	\$7,788.04	\$8,164.46	\$7,721.00	\$1,930.26
<b>Repairs</b>	\$3,410.41	\$3,430.68	\$3,000.00	\$0.00
<b>Water</b>	\$2,417.30	\$1,767.90	\$2,500.00	\$150.00
<b>Insurance</b>	\$2,534.00	\$1,598.00	\$1,750.00	\$0.00
<b>Electric</b>	\$113.01	\$119.77	\$130.00	\$23.69
<b>Banking fees</b>	\$24.00	\$29.00	\$30.00	\$0.00
<b>Fax service</b>	\$155.40	\$155.40	\$160.00	\$77.70
<b>Legal/Tax fees</b>	\$200.00	\$1,268.00	\$5,000.00	\$0.00
<b>Postage</b>	\$762.73	\$769.60	\$900.00	\$686.40
<b>Printing services</b>	\$1,790.27	\$1,196.86	\$1,000.00	\$723.18
<b>Subscription services</b>	\$54.95	\$79.95	\$90.00	\$50.00
<b>Website Dev/Main.</b>	\$198.55	\$159.95	\$300.00	\$30.00
<b>Employee Payments</b>	\$4,809.33	\$4,393.34	\$4,900.00	\$1,849.99
<b>Post box rental</b>	\$240.00	\$240.00	\$250.00	\$240.00
<b>Phone</b>	\$524.52	\$517.20	\$550.00	\$128.31
<b>Office Expenses</b>	\$100.56	\$223.08	\$220.00	\$88.55
<b>Miscellaneous</b>	\$584.91	\$525.88	\$1,000.00	\$153.62
<b>Veteran's Monument</b>	\$0.00	\$2,500.00	\$0.00	\$0.00
<b>Lien Filing Fees</b>	\$0.00	\$6.90	\$700.00	\$312.00
<b>Totals</b>	\$25,707.98	\$27,145.97	\$30,201.00	\$6,443.70



Questions?

# Minutes from April 8, 2010 Annual Meeting

## Names of Attendees

Jim (PA20 President) and Marieta Bowlus, Jim Fraser (VP-Property Maintenance), Brice Bradley (Secretary-Homeowner Relations), Dean Stanberry (PA20 Board Member), Diana Coon (Accountant), Monica (PA20 Delegate for District #80 to HRCA) and Jeff Wasden, Janet Slate.

1. Open 6:09 pm

## Discussion Points and Decisions:

- Jim Bowlus presented the attached PowerPoint presentation to the board and sole resident in attendance.
- Jim Fraser motioned to suspended the presentation at 6:28pm following the departure of Janet Slate –the only member of the community in attendance outside those associated with the board.; Brice seconded and approval was unanimous.
- Jim Bowlus will contact HRMD to determine when the water meter will be reinstalled; Jim Fraser will contact Leadbetter (PA20 landscape maintenance contractor) and notify them about when the meter will be installed so they can begin preparations to recharge the irrigation system for the season.
- Jim Fraser appears to have resolved an error message issue some of the residents were encountering while attempting to access the PA20 web site.
- Brice will create a PDF version of the 2010 Annual Meeting presentation and distribute to the board for review and posting to the PA20 website.
- Rick Murray has officially stepped down as a member of the board.
- Dean Stanberry was nominated to the position of PA20 Treasurer.
- The next meeting will be at Dewey's on **Thursday, May 20, 2010** at 6:00pm

2. Close 7:09pm

**Minutes prepared by:** Brice Bradley