

Circle C Homeowners Association 2012 Annual Meeting

March 7, 2012



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

- ❖ Jason Bram – President & Development Officer
- ❖ Brad Compere– Vice President
- ❖ Russ Hodes – Treasurer
- ❖ Chris Poynor – Secretary
- ❖ Joel Pace – Development Officer
- ❖ Rob Johnson – Board Member
- ❖ Steve Urban– Board Member



Welcome and Introduction

CCHOA Staff

- ❖ Denise Nordstrom CMCA, AMS, – Operations Manager
- ❖ Gale Foster – Support Staff
- ❖ Ashley Gladden – Support Staff
- ❖ Robert Bardeleben – Facility & Maint Coordinator
- ❖ Brandon Ducote MS, LGI, CPO – Aquatics Director



Welcome and Introduction

CCHOA Contractual Staff

- ❖ Terri Giles, Giles & Shea – Financial Manager
- ❖ Susan Hoover, Circle C Landscape – Landscape Manager



Agenda

- I. Welcome and Introduction
- II. Establish Quorum and Call Meeting to Order
- III. Approval of 2011 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2012-13 Nominating Committee
- VI. Amenities Update
- VII. Financial Review
- VIII. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Jason Bram, *CCHOA President*



Approval of 2011 Annual Meeting Minutes

- Chris Poynor, *CCHOA Secretary*



Election of Two Directors

- Steve Urban, *CCHOA Board Member*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Kim Ackermann
 - ❖ Matt Carver
 - ❖ Brad Compere



Announcement of 2012-13 Nominating Committee

- Steve Urban, *CCHOA Board Member*
- Members
 - ❖ Board Member
 - ❖ Ryan Garcia
 - ❖ Carolyn Merritt
 - ❖ To be named



Amenities Update

- Jason Bram & Joel Pace, *CCHOA Development Officers*
- Commercial Developments
- Residential Developments



Commercial Developments

Stratus Properties

Tract 107 Parkside Village at Mopac/Slaughter

Developed in 2011, this tract includes Alamo Drafthouse (opening this week!), Austin Diagnostic Clinic, Coffee Bean, Z Pizza, KoKo Fit, TCBY, AT&T and tentatively two restaurants, nail salon, cleaners and additional retail.



Commercial Developments

Stratus Properties

Tract 110 – La Crosse Avenue and Mopac

The University of St. Augustine is currently constructing a graduate school of physical therapy to serve approximately 500 students. Completion is estimated to be July 2012.



Residential Development Areas

New Home Development

- Circle C North – Barstow Village (east side of Barstow) will construct 6 homes and Barstow Court (west side of Barstow) will construct 22 homes. All homes will have 100% masonry. Landscape and wall improvements will be required and approved by the Architectural Control Committee.
- Avana – Standard Pacific – Located off Escarpment, east of SH45. The first phase includes 163 lots; future development will extend south on Escarpment and include approximately 300 additional lots and a planned amenity center



Residential Development Areas

New Home Development

- Greyrock Ridge – Located south of the bend at SH45 and Mopac; will begin development in 2012. The community will have 368 single family lots with homes by Streetman Homes and a park.



Capital Improvements 2010-2011

Swim Center

- Shade structure over baby pool pump room
- Pump room roof
- Eight new thermal blankets for the pool
- New lane lines
- Gutter piping repair
- Sundek coping repair



Capital Improvements 2010-2011

Landscape/Common Areas

- Turf replacement and bed upgrades
- Irrigation infrastructure improvements
- Outlying areas rockwork installation
- Landscape lighting upgrades
- Dead Tree/Brush Removal

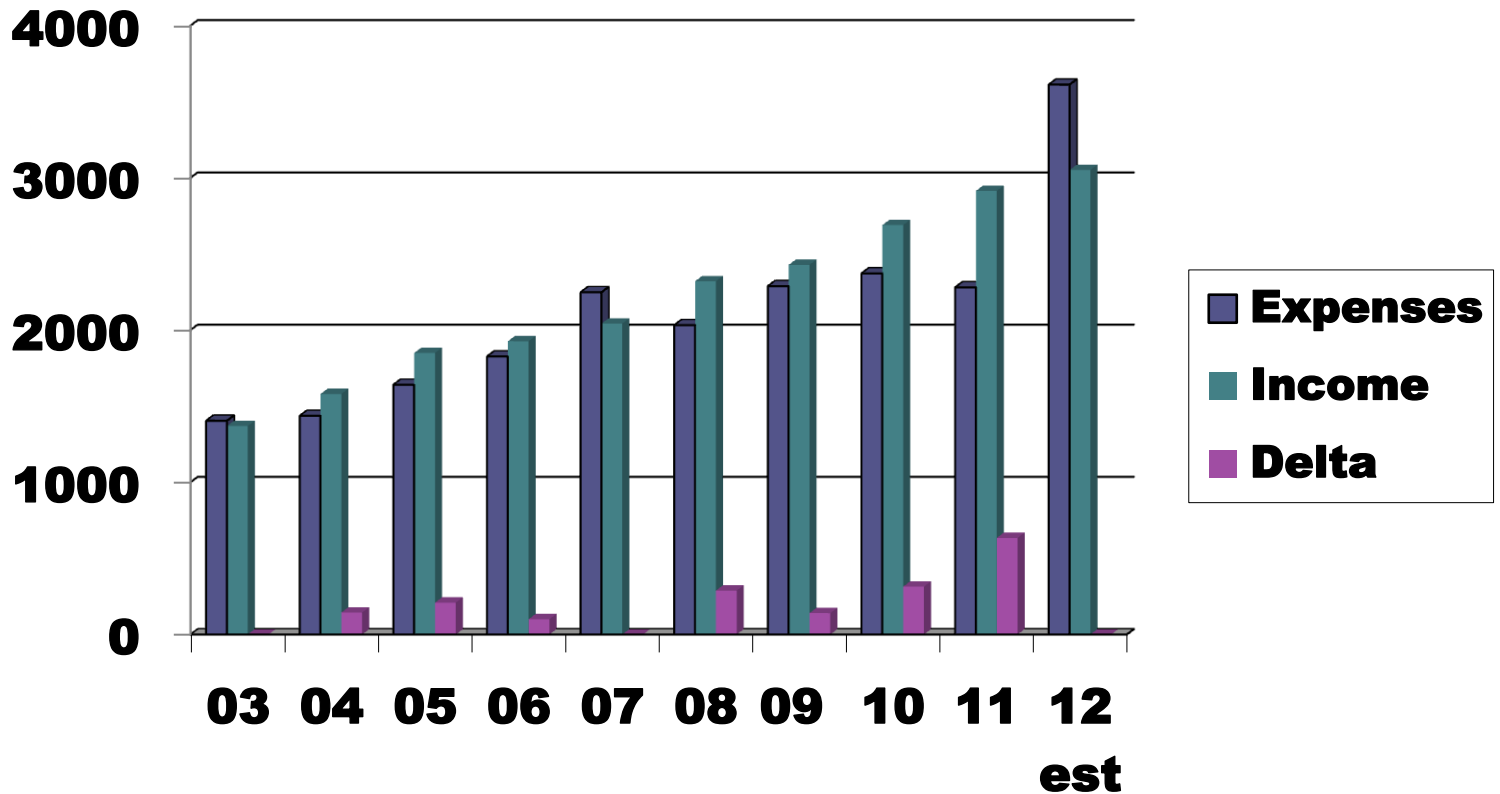


Financial Report

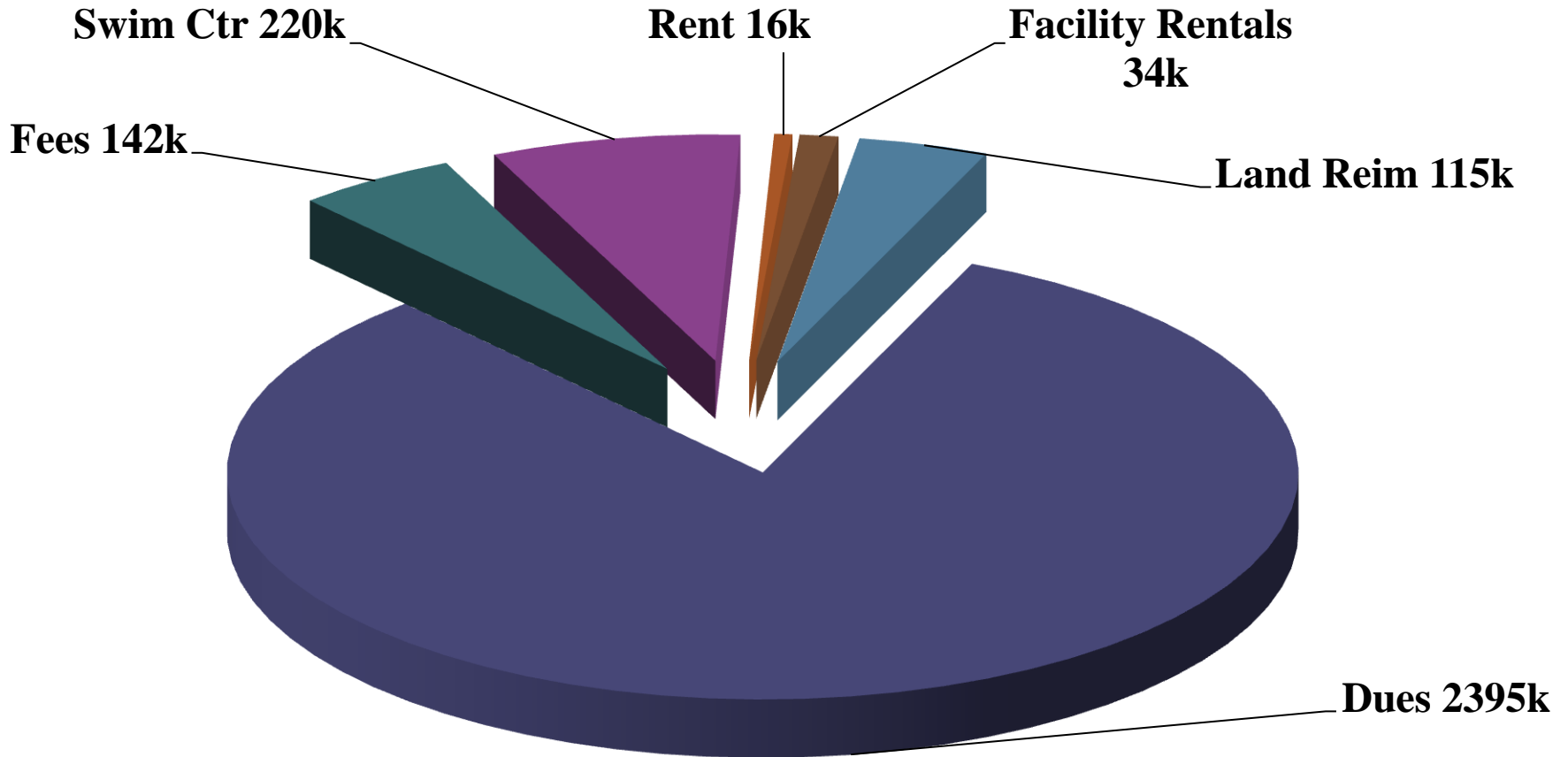
- ▶ Russ Hodes, *CCHOA Treasurer*



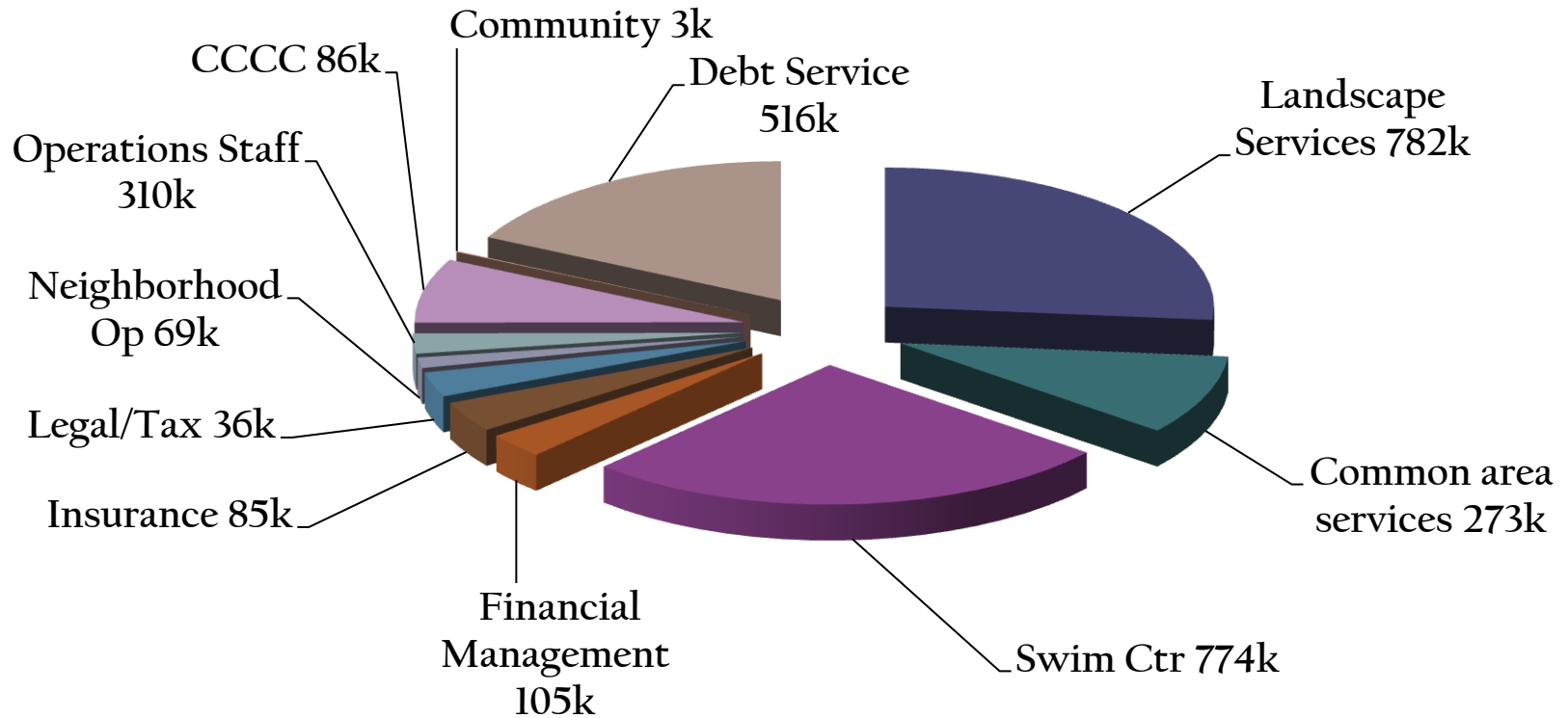
Historical Income & Expenses



2012 Budget Income



2012 Budget Expenses



2012 Budget: Income Summary

Dues and Fees	\$2,518,400
ACC Reviews	\$20,000
Rental Income	\$16,400
Swim Center Income	\$244,000
CCCC Income	\$10,500
Landscape Reimburse	\$114,600
Interest	\$5,000
Fiscal Income	\$122,537
Total	\$3,051,437



2012 Budget: Expense Summary

Landscape Contract	\$735,100
Common Area Services	\$342,500
Swim Center Complex & CCCC Pool	\$774,000
ACC Expense	\$12,000
Financial Management	\$105,400
Legal Services	\$7,000
Income & Property Tax	\$29,200



2012 Budget: Expense Summary cont.

Neighborhood Oper	\$133,900
Operations Staff	\$310,360
Insurance	\$85,000
Community Enhancement	\$3,000
Circle C Community Ctr	\$250,000
CCCC Debt Service	\$516,000
Total	\$3,303,460



2012 Budget: Capital Budget Projects

Landscape - CCCC	\$15,000
Landscape – Bed Upgrades	\$12,000
Landscape – Tree Upgrades	\$8,000
Landscape – Irrigation Infras.	\$17,000
Landscape – Rock Work	\$5,000
Landscape – Esc Median	\$12,000
Neigh.– Park Place Playscape	\$25,000
Neigh. – CCCC IT Hardware	\$15,000
Total	\$109,000



2011 Year End Cash Balances

Cash EOY 2011	\$633,859
Swim Ctr Reserve	\$93,055
General Reserve	\$211,589
Total Cash EOY 2011	\$938,503



Open Forum



Circle C Community Center & Pool Project Income & Expense Summary

<u>PROJECT BUDGET</u>	
Design & Testing	\$362,124.00
Construction	\$3,480,929.00
Owner Furnished Items	\$232,917.00
Soft Costs	\$134,481.00
Total Project Costs	\$4,210,451.00
<u>DEDICATED FUNDS</u>	
Amenity Fund	\$1,371,424.00
Interest Earned	\$4,198.00
Builder Amenity Fund YTD	\$81,000.00
CCCC Project Reserve	\$315,426.00



Circle C Community Center & Pool Project Income & Expense Summary

<u>DEDICATED FUNDS cont.</u>	
Board Approved Funding	\$250,000
Total Dedicated Funds	\$2,022,048
Loan Amount	\$2,000,000
Remaining Balance	\$188,403

