

Circle C Homeowners Association 2013 Annual Meeting

March 6, 2013



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

- ❖ Jason Bram – President
- ❖ Steve Urban - Vice President
- ❖ Dan Vavasour – Treasurer
- ❖ Chris Poynor – Secretary
- ❖ Michael Chu– Board Member
- ❖ Rob Johnson – Board Member
- ❖ Kim Ackermann– Board Member



Welcome and Introduction

CCHOA Staff

- ❖ Denise Nordstrom CMCA, AMS, - Operations Manager
- ❖ Gale Foster – Assistant Manager
- ❖ Ashley Gladden – Community Center Coord.
- ❖ Robert Bardeleben – Facility & Maint Coordinator
- ❖ Brody McKinley 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 2012 Annual Meeting Minutes
- IV. Election of Three CCHOA Directors
- V. Announcement of 2013-14 Nominating Committee
- VI. Amenities Update
- VII. Financial Review
- VIII. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Jason Bram, *CCHOA President*



Volunteer Recognition

- Jason Bram, *CCHOA President*
- *Acknowledgment of outgoing board members, Rob Johnson and Chris Poynor.*



Approval of 2012 Annual Meeting Minutes

- Chris Poynor, *CCHOA Secretary*



Election of Three Directors

- Steve Urban, *CCHOA Board Member*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Stephen Alexander
 - ❖ Michael Chu
 - ❖ Bob Hinman
 - ❖ Natalie Placer McClure
 - ❖ Chris Poynor
 - ❖ Les Trobman



Announcement of 2013-14 Nominating Committee

- Steve Urban, *CCHOA Board Member*
- Members
 - ❖ To be named
 - ❖ To be named
 - ❖ To be named



Amenities Update

Jason Bram

- Residential Developments
- Commercial Developments



Residential Development Areas

New Home Development

The following builders are currently active in Circle C Ranch:

- **KB Home.** Golf Course lots at Spruce Canyon and La Crosse area. Homes starting from \$498,000. Square Footage: 3200 s.f. and up.
- **Standard Pacific Homes. Avana.** Located on Escarpment, South of SH 45. Homes starting from \$303,000. Square Footage: 1878-2900 square feet. Future sections include larger lots, abundant green space, and a proposed future amenity center with pool and play areas.



Residential Development Areas

New Home Development cont.

- **Barstow Village** Located at Slaughter Lane and Barstow, east side. Six custom homes designed and built by JD Construction.
- **Barstow Court** Located at Slaughter Lane and Barstow, west side. Twenty two homes built by Streetman Homes. Homes have been pre-sold and Streetman Homes currently has a waiting list. Homes start in the low \$300,000s and are between 1700 and 3400 square feet.
- **Greyrock Ridge** Located at the bend in the highway between South Loop 1 (MoPac) and SH 45, on the south side of SH 45. The total size of this area will be 368 lots, with homes built by Streetman Homes. Homes start in the low \$300,000s and range in square footage from 1770 to 3480 square feet.



Residential Development Areas

Future Areas for Possible Development

*(These areas have been discussed with the CCHOA, however, no current plans are under review at this time.)

Standard Pacific Homes:

- 35 home new development off Escarpment across from the City of Austin Fire Station
- 16 home new development off Edwardson in Circle C North

Commercial Development Update

- Stratus Properties
 - Parkside Village
 - BurgerFi
 - Two additional pad sites behind the AT&T store under development; one is North by Northwest restaurant

Capital Improvements 2012

Aquatic Facilities

- New bathroom plumbing and fixtures at Swim Center
- New interior paint at Swim Center
- Perimeter Fence Near Toddler Pool Replacement
- New Water Fountain at Swim Center
- ADA lift for Community Pool
- New wooden decking at Swim Center



Capital Improvements 2012

Common Areas

- Bed Upgrades
- Tree Upgrades
- Irrigation infrastructure improvements
- Outlying areas rockwork installation
- Escarpment Median at La Crosse
- New Playscape in Park Place
- Security System Hardware at Community Center



Community Center and Pool

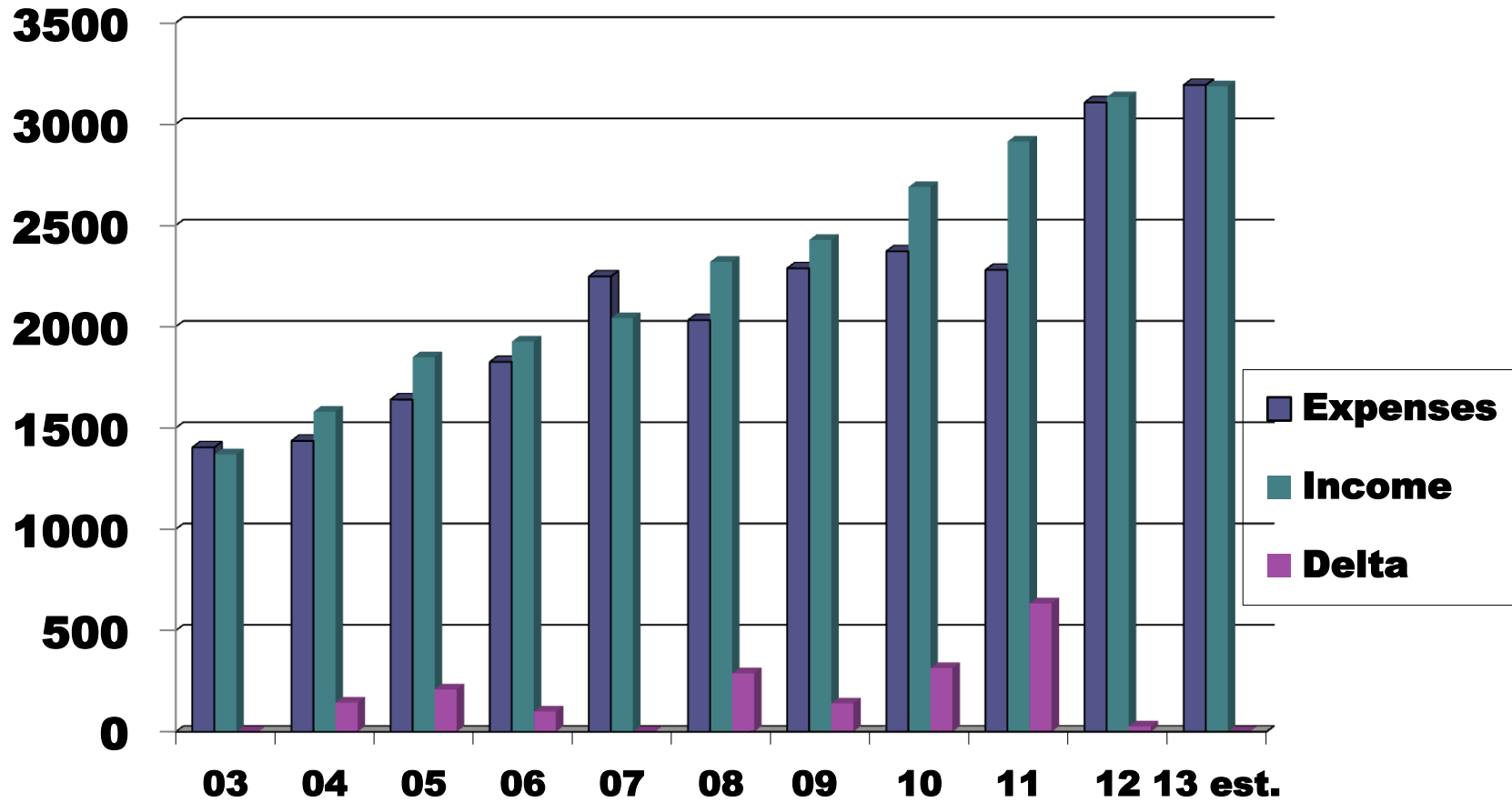
- Grand Opening April 2012
- Community Center Rental Info available
- Seasonal pool open May – August

Financial Report

- Dan Vavasour, *CCHOA Treasurer*



Historical Income & Expenses



HOA Growth Overview

- **Additions to the CCHOA 2012:**
 - 152 Lots Added into HOA (2% increase in homeowner income)
 - Community Center Building (5800 sq ft)
 - Community Center Pool (6600 sq feet) and Office (1279 sq ft)
 - Playscape (located in Park Place)
 - Addition of 3.6 acres (irrigated and full maintenance)

Income Overview 2012/2013

<u>Category</u>	<u>% (+/-)</u>	<u>Amount</u>
Homeowner Income	+4.5%	+\$115,600
Aquatics Income	+34%	+\$84,750
Architectural Review	+50%	+\$10,000
Community Ctr Rentals	+50%	+\$5500
Rental Income	0%	\$16,400
Landscape Reimbursements	0%	\$114,600
City Fiscal Reimbursement	-	\$40,000

Expense Overview 2012/2013

<u>Category</u>	<u>%(+/-)</u>	<u>Amount</u>
Admin Expense	+3%	+\$2,500
Landscape Maintenance	+3%	+\$20,781
Aquatics Facilities	-1%	-\$8,500
HOA Management	+2%	+\$5,640
Taxes/Legal Fees	+105%	+\$38,000
Insurance	+6%	+\$5,500
Community Center	+56%	+\$38,550
Capital Projects	+26%	\$28,750
Financial Management	0%	\$105,400

Reserve Funds

At EOY 2012, both reserve accounts (Swim Center and General) were combined in order to allow for better investment of funds.

2013 Reserve Fund Balance: \$504,000

2012 Debt Service Loan Summary

- Original Loan Amount: \$2,000,000.00
- Total Principal & Interest Payments: \$140,738.93 in 2012
- Additional Principal Pymt: \$350,000.00 (Mar 2012)
- Additional Principal Pymt: \$500,000.00 (Jan 2013):
- Balance of Loan (Jan 2013): \$1,091,355.96
- Additional Principal Pymt of \$250,000 budgeted for 2013

Open Forum



Austin Police Dept.

Officer Joshua, Visi

Senior Police Officer

Region 4 District Representative