

Circle C Homeowners Association 2014 Annual Meeting

March 5, 2014



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

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



Welcome and Introduction

CCHOA Staff

- ❖ Karen Hibpshman CMCA, - 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 2013 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2014-15 Nominating Committee
- VI. Financial Review
- VII. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Chris Poynor, *CCHOA President*



Volunteer Recognition

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



Approval of 2013 Annual Meeting Minutes

- Natalie Placer McClure, *CCHOA Secretary*



Election of Two Directors

- Michael Chu, *CCHOA Board Member*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Premal Amin
 - ❖ Jason Bram
 - ❖ Bob McKenna
 - ❖ Les Trobman
 - ❖ Steve Urban



Announcement of 2014-2015 Nominating Committee

- Michael Chu, *CCHOA Board Member*
- Members
 - ❖ To be named
 - ❖ To be named
 - ❖ To be named



Development Update

Chris Poynor

- Residential Developments
- Commercial Developments



Residential Development Areas

New Home Development

The following builders are currently active in Circle C Ranch:

- **GreyRock Ridge** - 368 single family lots located on the south side of SH 45 at the bend. Phase I is complete and approximately 35 residences are completed and occupied. Phase II is under construction and will include a swim facility and play area in the future. Streetman Homes is the homebuilder, and homes start in the low \$300,000s.
- **Standard Pacific Homes – Avana** - 358 single family lots, on the extension of Escarpment, with 149 homes completed and occupied or near completion, a new phase of forty one 75 foot lots is open with a model home and current construction. A section of 117 fifty and sixty foot lots is open and under construction. Homes start in the low \$300,000s. Future sections include abundant green space, and an amenity center with pool and play areas which is schedule to open mid 2014.



Residential Development Areas

New Home Development cont.

- **Standard Pacific** – 35 single family lots located on the west side of Escarpment across from the fire station. The subdivision is currently under construction. These are fifty and sixty foot frontage lots, with a single entry from Escarpment. The lots will be ready in about six months.



Commercial Development Update

- Stratus Properties
 - Parkside Village
 - North By Northwest Restaurant & Brewery
 - OnCall Medical Clinic Buildings

Capital Improvements 2013

Aquatic Facilities

- Swim Center Furniture
- Swim Center Security Cameras
- Swim Center Parking Lot Repair
- Community Center Parking Lot Repair



Capital Improvements 2013

Common Areas

- Community Center Landscapes & Signage
- Bed Upgrades including La Crosse & Barstow
- Irrigation infrastructure improvements
- Outlying areas rockwork installation
- Circle C North Barstow Fence and Landscaping
- Lighting improvements



Community Center and Pool

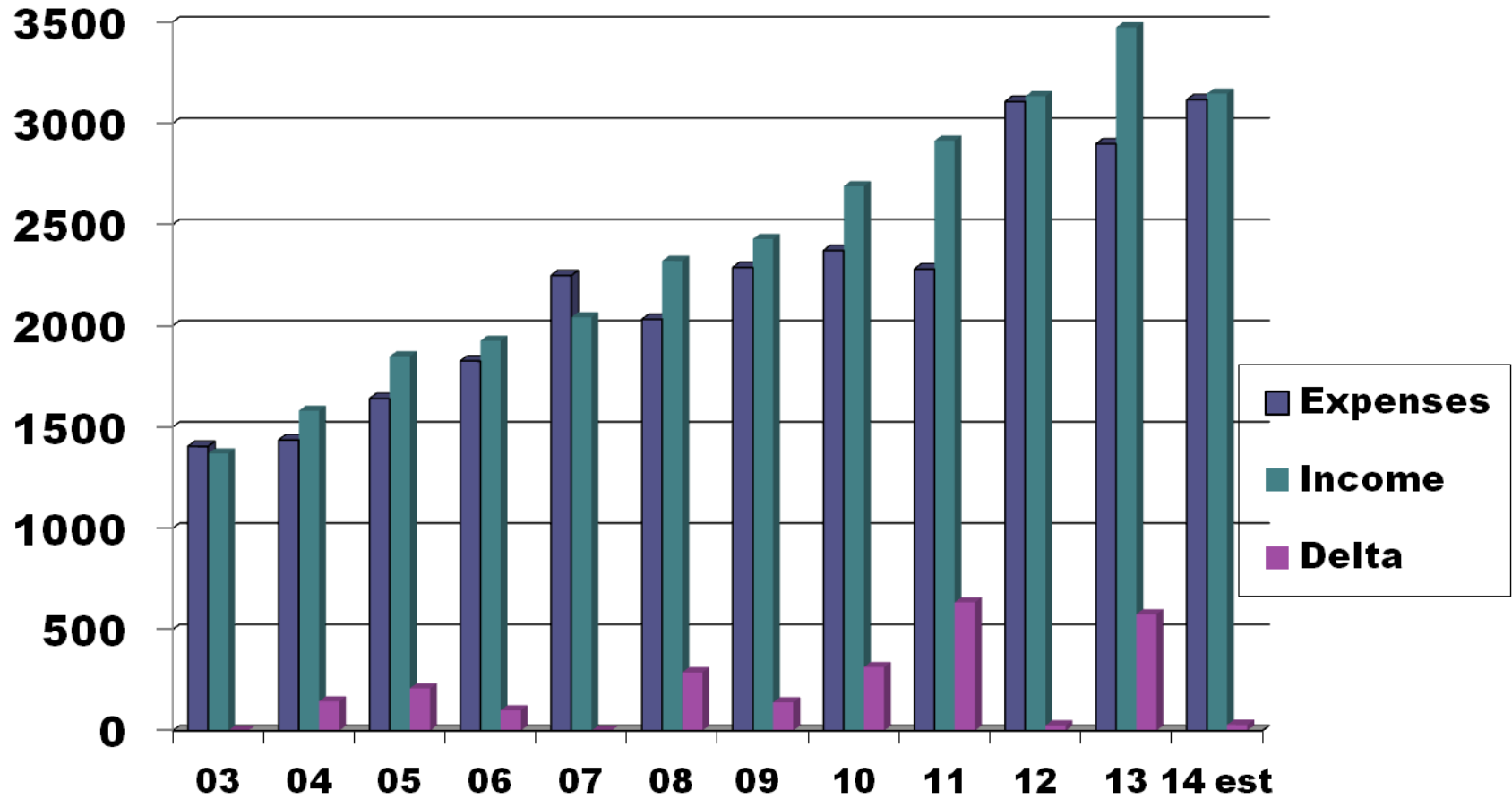
- Community Center Rental Info available
- Seasonal pool open May – August

Financial Report

- Dan Vavasour, *CCHOA Treasurer*



Historical Income & Expenses



Income Overview 2013/2014

<u>Category</u>	<u>% (+/-)</u>	<u>Amount</u>
Homeowner Income	+2.1%	+\$55,000
Aquatics Income	-18.9%	-\$62,250
Architectural Review	+14%	+\$ 5,000
Community Ctr Rentals	+20%	+\$4,000
Rental Income	0%	\$16,400
Landscape Reimbursements	0%	\$114,600
City Fiscal Reimbursement	-	\$40,000

Expense Overview 2013/2014

<u>Category</u>	<u>%(+/-)</u>	<u>Amount</u>
HOA Operations	+54%	+\$88,300
Commons Area Services	+3.1	+\$33,597
Aquatics Facilities	+8.3%	+\$75,442
HOA Management	-32%	-\$64,500
Taxes/Legal Fees	0%	\$0.00
Insurance	-2.2%	-\$2,000
Community Center	+13.7%	+\$17,192
Capital Projects	-41.2%	-\$56,750
Financial Management	+6.3%	+\$7,200

Reserve Funds

2014 Reserve Fund Balance: \$504,746

2013 Debt Service Loan Summary

- Original Loan Amount: \$2,000,000.00
- Total Principal & Interest Payments: \$162,750 in 2013
- Additional Principal Pymt: \$250,000.00 (2013)
- Balance of Loan (Jan 2014): \$726,319.68

Collections Status

How does the HOA keep the delinquency to 3% each year.

- Reminder/delinquency notices sent out
- Payment plans offered on all past due amounts
- Liens filed on past due accounts.
- Accounts turned over to the attorney if there is no contact from the owner.

Collections Status

<u>Category</u>	<u>Amount</u>
2012 Accounts past due	\$ 60,877
2013 Accounts past dues	<u>\$ 78,436</u>
Total Accounts outstanding	\$139,313

Past due amounts collected in 2013 was
\$77,475

Swim Center Pool Revonovation

- Start Date: December 14, 2013
- Original Projected Re-Open Date: January 27, 2014-this date was set based on the original scope of work to be done barring few bad weather days and no additional work needed.
- First Revised Projected Re-Open Date: March, 3, 2014-this date was set on January 3, 2014 after it was realized that there were two layers of tile and 3 layers of plaster of which the last one was not bond coated correctly. It was also realized that the expansion joint needed a major overhaul. The removal of all of the old plaster and tile and rebuilding of the tile beds as well as rebuilding the expansion joints was going to add an additional 3-4 weeks to the project.
- Second Revised Projected Re-Open Date: March 8, 2014—this date was set on February 21 as it was realized that the new tile installation (over 3000sq ft. of tile) was taking more time to complete and they were unable to make up for the weather delays they had over the previous three weeks.

Open Forum



Cap Metro Q & A

Michael Cortez

Cap Metro, Community Involvement

Austin Police Dept.

Officer Joshua, Visi

Senior Police Officer

Region 4 District Representative