

Circle C Homeowners Association 2015 Annual Meeting

March 4, 2015



**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
- ❖ Jason Bram – Board Member
- ❖ Bob McKenna – Board Member



Welcome and Introduction

CCHOA Staff

- ❖ Karen Hibpshman CMCA, - Operations Manager
- ❖ Gale Foster – Assistant Manager
- ❖ Sarah Humphrey – 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. Austin Police Department – Ofc Visi
- III. Establish Quorum and Call Meeting to Order
- IV. Approval of 2014 Annual Meeting Minutes
- V. Election of Two CCHOA Directors
- VI. Announcement of 2015-2016 Nominating Committee
- VII. Financial Review
- VIII. Open Forum/Questions



Austin Police Dept.

Officer Joshua, Visi

Senior Police Officer

Region 4 District Representative

Establish Quorum and Call Meeting To Order

- Chris Poynor, *CCHOA President*



Volunteer Recognition

- Chris Poynor, *CCHOA President*
- *Acknowledgment of outgoing board members, Kim Ackermann and Dan Vavasour.*



Approval of 2014 Annual Meeting Minutes

- Natalie Placer McClure, *CCHOA Secretary*



Election of Two Directors

- Michael Chu, *CCHOA Board Member*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Kim Ackermann
 - ❖ Steve Urban



Announcement of 2015-2016 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. Standard Pacific 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 2015.



Residential Development Areas

New Home Development cont.

- **Standard Pacific - Cornerstone** — 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 are currently under development.
- **Standard Pacific – Avana Estates** – 20 estate lots located at the south end of Escarpment are under construction.



Commercial Development Update

- Stratus Properties
 - Parkside Village
 - North By Northwest Restaurant & Brewery is open
 - OnCall Medical Clinic Buildings is under construction
- St. Augustine Properties
 - 3rd Medical building located off of La Crosse Ave

Capital Improvements 2014

Aquatic Facilities

- Swim Center Shade Structures
- Swim Center Furniture
- Swim Center Awnings
- Swim Center Pool Renovation



Capital Improvements 2014

Common Areas

- Bed Upgrades
- Irrigation infrastructure improvements
- Outlying areas rockwork installation
- Tree Planting
- Lighting improvements



Community Center and Pool

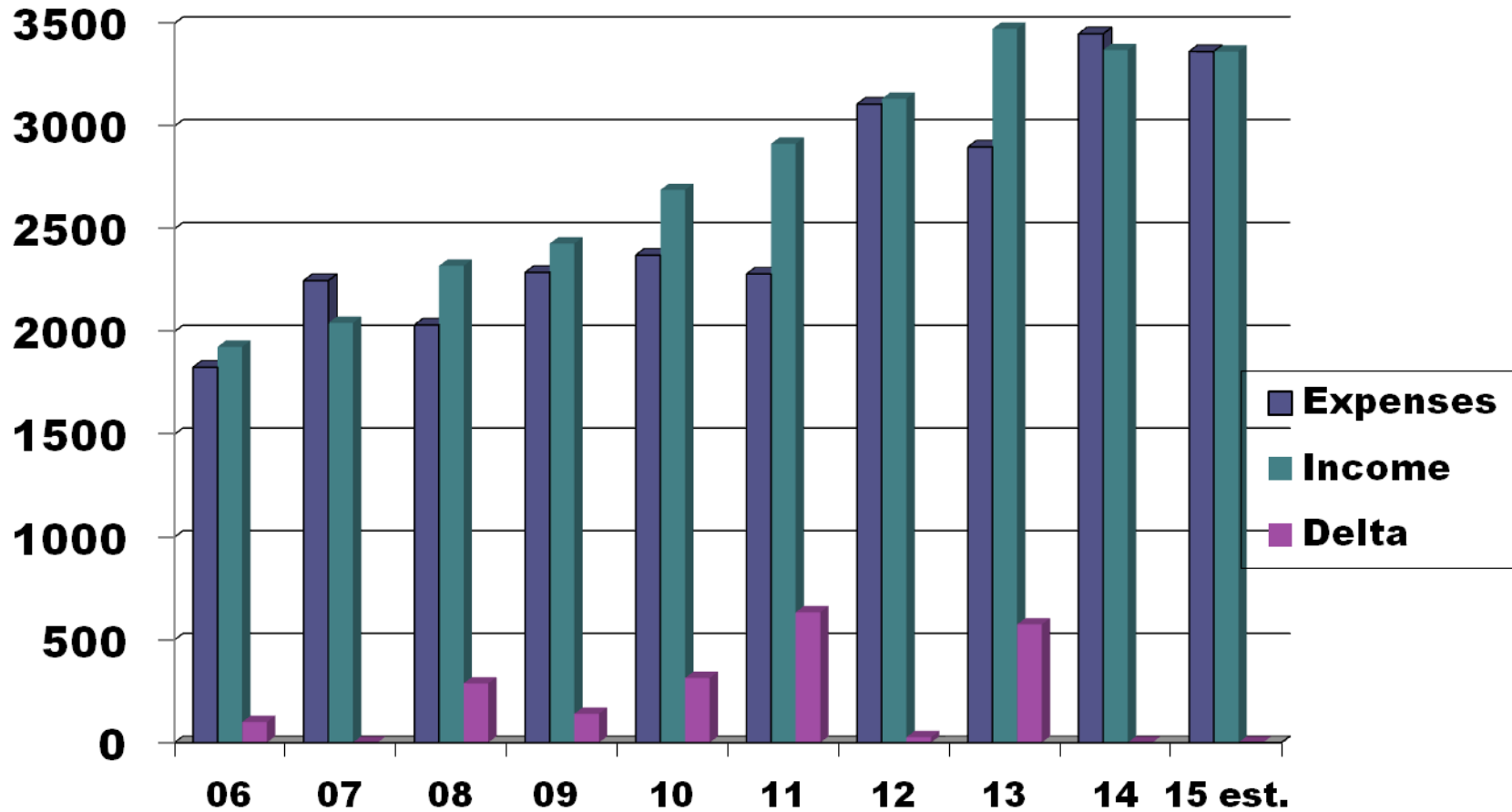
- Community Center Rental Info available
- Seasonal pool open May – August

Financial Report

- Dan Vavasour, *CCHOA Treasurer*



Historical Income & Expenses



Income Overview 2014/2015

<u>Category</u>	<u>% (+/-)</u>	<u>Amount</u>
Homeowner Income	+6%	+\$167,070
Aquatics Income	+10%	+\$30,400
Architectural Review	+22%	+ \$10,000
Community Ctr Rentals	+43%	+\$15,000
Rental Income	-17%	-\$2,400
Landscape Reimbursements	0%	\$114,600

Expense Overview 2014/2015

<u>Category</u>	<u>%(+/-)</u>	<u>Amount</u>
HOA Operations	+25%	+\$53,700
Commons Area Services	+2%	+\$21,808
Aquatics Facilities	+16%	+\$171,824
HOA Management	+10%	+\$22,900
Taxes/Legal Fees	-30%	-\$17,200
Insurance	0%	\$0.00
Community Center	+8%	+\$10,100
Capital Projects	-20%	-\$13,500
Financial Management	+13%	+\$16,100

Reserve Funds

2015 Reserve Fund Balance: \$505,798

2014 Debt Service Loan Summary

- Original Loan Amount: \$2,000,000.00
- Total Principal & Interest Payments: \$162,744 in 2014
- Additional Principal Pymt: \$612,261.49 (2014)
- Loan was paid in full on Dec 31,2014

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.

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Open Forum

