

Circle C Homeowners Association 2017 Annual Meeting

March 8, 2017



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

- ❖ Kim Ackermann – President
- ❖ Natalie Placer-McClure - Vice President
- ❖ Russ Hodes – Treasurer
- ❖ James Moseley – Secretary
- ❖ Jason Bram– Board Member
- ❖ Dan Vavasour – Board Member
- ❖ Steve Urban – Board Member



Welcome and Introduction

CCHOA Staff

- ❖ Karen Hibpshman - Operations Manager
- ❖ Gale Foster – Assistant Manager
- ❖ Sarah Humphrey – Community Center Coord.
- ❖ Robert Bardeleben – Facility & Maint Coordinator
- ❖ Brody McKinley_{MS, LGI, CPO, LGIT, WSIT} - Aquatics Director



Welcome and Introduction

CCHOA Contractual Staff

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



Agenda

- I. Welcome and Introduction
- II. Establish Quorum and Call Meeting to Order
- III. Approval of 2016 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2017-2018 Nominating Committee
- VI. Financial Review
- VII. Volunteer Recognition
- VIII. City Council District 8 - Ellen Troxclair
- IX. Austin Police Department – Officer Visi
- X. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Kim Ackermann, *CCHOA President*



Approval of 2016 Annual Meeting Minutes

- James Moseley, *CCHOA Secretary*



Election of Two Directors

- James Moseley, *CCHOA Board Member*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Russ Hodes
 - ❖ Jason Bram
 - ❖ Jerry Chapman
 - ❖ Tim Ribelin



Announcement of 2017-2018 Nominating Committee

- Russ Hodes, *CCHOA Board Member*
- Members
 - ❖ Craig Cannon
 - ❖ Leonard Hough



Development Update

Kim Ackermann

- Residential Developments
- Commercial Developments



Residential Development Areas

New Home Development

The following builders are currently active in Circle C Ranch:

- Standard Pacific Homes underwent a merger with Ryland Homes to form a new entity called Cal Atlantic Homes. They own the remainder of the residential land and continue new home building in Avana and Greyrock Ridge. They are in the process of building out the eleven lots at the back of Circle C North and when finished will donate a strip of land (the former extension of Barstow) which will be held as green space for the CCHOA. They are also developing the small tract of land off FM 1826 named Hillside Estates.
- Greyrock Ridge has a pool and playground for the Greyrock area which is scheduled to open in the near future.
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Capital Improvements 2016

Aquatic Facilities

- Swim Center – Rock steps at the Terraces
- Swim Center Furniture
- Swim Center Pool Covers



Capital Improvements 2016

Common Areas

- Completion of all 3 phases of the Mailbox replacement project.
- Bed Upgrades
- Irrigation infrastructure improvements
- Rockwork installation throughout Circle C
- Tree Planting
- Phase II of Spruce Canyon grass/bed Upgrade



Community Center and Pool

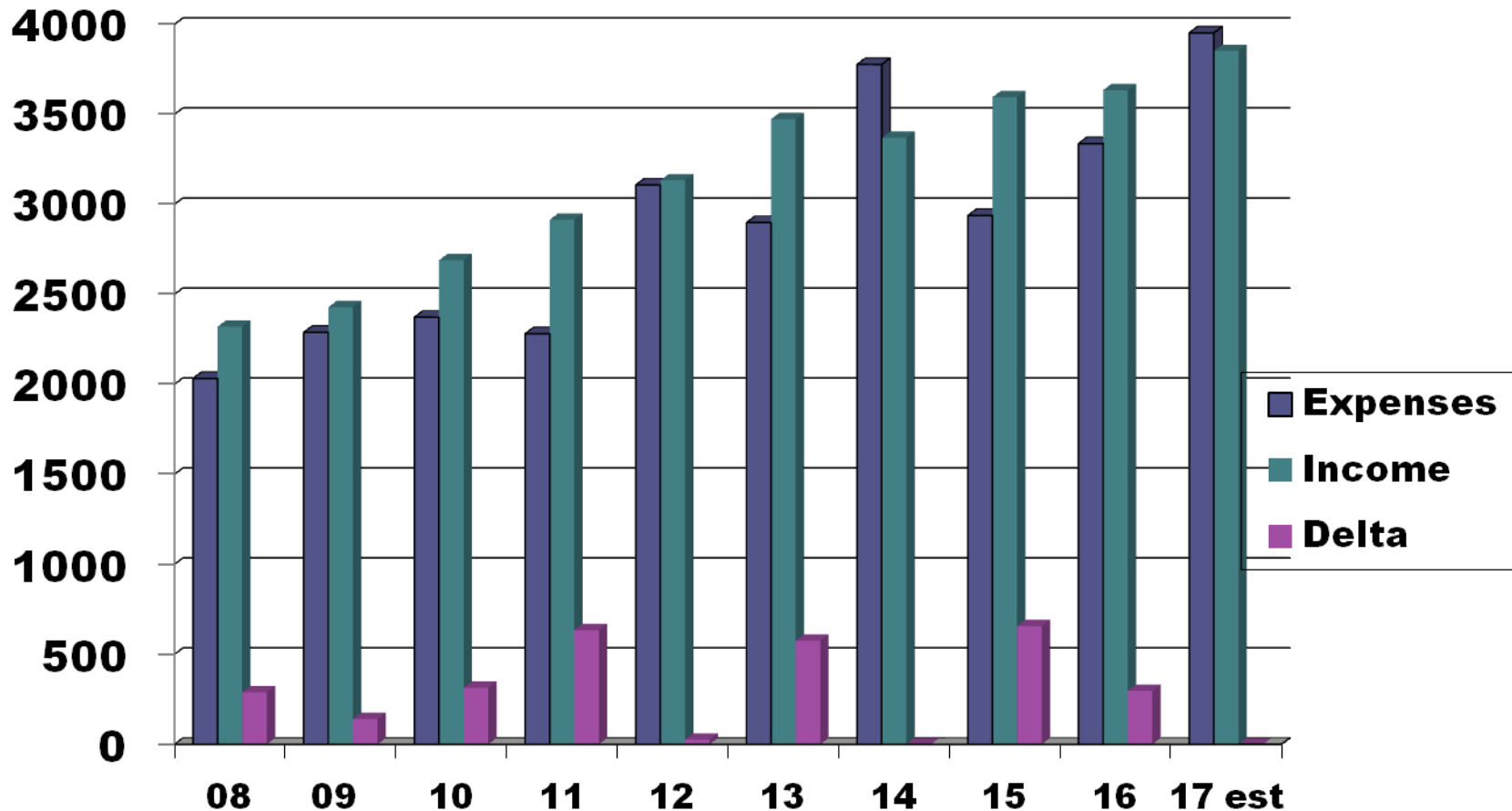
- Community Center Rental Info available
- Seasonal pools open May – August

Financial Report

- Russ Hodes, *CCHOA Treasurer*



Historical Income & Expenses



Accounts are shown in the \$1,000's



Income Budget Comparison 2016/2017

<u>Category</u>	<u>% (+/-)</u>	<u>Amount</u>
Homeowner Income	+6.3%	+\$246,000
Aquatics Income	+3.6%	+\$ 13,720
Architectural Review	+ 0%	+\$ 0.00
Community Ctr Rentals	+11%	+\$ 5,000
Rental Income	0%	\$ 0.00
Landscape Reimbursements	0%	\$ 0.00

Expense Budget Comparison 2016/2017

<u>Category</u>	<u>%(+/-)</u>	<u>Amount</u>
HOA Operations	+ 2%	+\$ 5,500
Commons Area Services	+ 20%	+\$ 319,905
Aquatics Facilities	+ 3.5%	+\$ 47,055
HOA Management	+ 15%	+\$ 43,000
Taxes/Legal Fees	- 73%	-\$ 45,500
Insurance	+ 0%	+\$ 0.00
Community Center	- 14%	- \$ 15,521
Capital Projects	- 10%	- \$ 13,100
Financial Management	+ 6%	+\$ 8,900

Reserve Funds

2016 Reserve Fund Balance: \$506,187

Collections Status

How does the HOA keep the delinquency to 2.8% each year.

- On-line payment option through the website
- 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.

Volunteer Recognition

- Kim Ackermann, *CCHOA President*
- *Acknowledgment of outgoing board members, Jason Bram and Russ Hodes.*
- *Senior Officer Joshua Visi*



City Council – District 8

Ellen Troxclair

Council Member, District 8

Austin Police Dept.

Officer Joshua Visi

Senior Police Officer

Region 4 District Representative

Open Forum

