

# **Circle C Homeowners Association 2020 Annual Meeting**

**March 4, 2020**



**Circle C Homeowners  
Association, Inc.**

# Welcome and Introduction

## CCHOA Board of Directors

- ❖ Kim Ackermann- President
- ❖ Natalie Placer-McClure - Vice President
- ❖ Michael Chu - Treasurer
- ❖ Russ Hodes – Secretary
- ❖ Steve Urban – Board Member
- ❖ Jason Bram – Board Member
- ❖ Alton (AE) Martin – Board Member



# Welcome and Introduction

## CCHOA Staff

- ❖ Karen Hibpshman - Operations Manager
- ❖ Marnie McLeod – Assistant Manager
- ❖ Dayna Wallace – Community Center Coordinator
- ❖ Robert Bardeleben – Facility & Maint Coordinator
- ❖ Brody McKinley<sub>MS, LGI, CPO, LGIT, WSIT</sub> - 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 2019 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2020/2021 Nominating Committee
- VI. Financial Review
- VII. Proposed CC&R Vote
- VIII. Enforcement – Fining Policy
- IX. Volunteer Recognition
- X. Austin Police Department – Officer Binder
- XI. Open Forum/Questions



# Establish Quorum and Call Meeting To Order

- Kim Ackermann, *CCHOA President*



# **Approval of 2019 Annual Meeting Minutes**

- Russ Hodes, *CCHOA Secretary*



# Election of Two Directors

- Natalie Placer-McClure, *CCHOA Board Member*
- Candidates:
  - ❖ Nominations from the floor
  - ❖ Russ Hodes
  - ❖ Jason Bram
  - ❖ Tothadha (Siddesh) S. Siddeswarappa (has withdrawn)





# Announcement of 2020-2021 Nominating Committee

- Natalie Placer-McClure, *CCHOA Board Member*
- Members
  - ❖ Craig Cannon
  - ❖ Leonard Hough



# Residential Development

The following builders are currently building in Circle C Ranch

- Lennar owns the remainder of the residential land and continues building in *Avaña*, *Avaña Estates*, *GreyRock Ridge* and *Hillside Estates*.
- Symcox Development took over the town home development next to St. Augustine which is a gated community with 25 single family homes.



# Capital Improvements 2019

## Aquatic Facilities

- Swim Center Furniture
- Swim Center – pool filter sand change
- Swim Center – Parking Lot Repairs
- Swim Center Park – Picnic Tables/Benches
- Community Center – Replaced the Light Pole



# Capital Improvements 2019

## Common Areas

- Bed upgrades
- Irrigation infrastructure improvements
- Rockwork installation throughout Circle C
- Renovations of the Dahlgreen medians
- Renovations of the La Crosse medians (between Dahlgreen and Eclipse)
- Rock Renovations at the Capstone Post Office, Rolling Stone Cove, Viridian Karst Feature and Seneca Falls Post Office.



# Community Center and Pool

- Community Center Rental Info available
- Seasonal pools open May – Aug
  - Community Center Pool
  - Avaña Swim Center
  - GreyRock Swim Center



# Financial Report

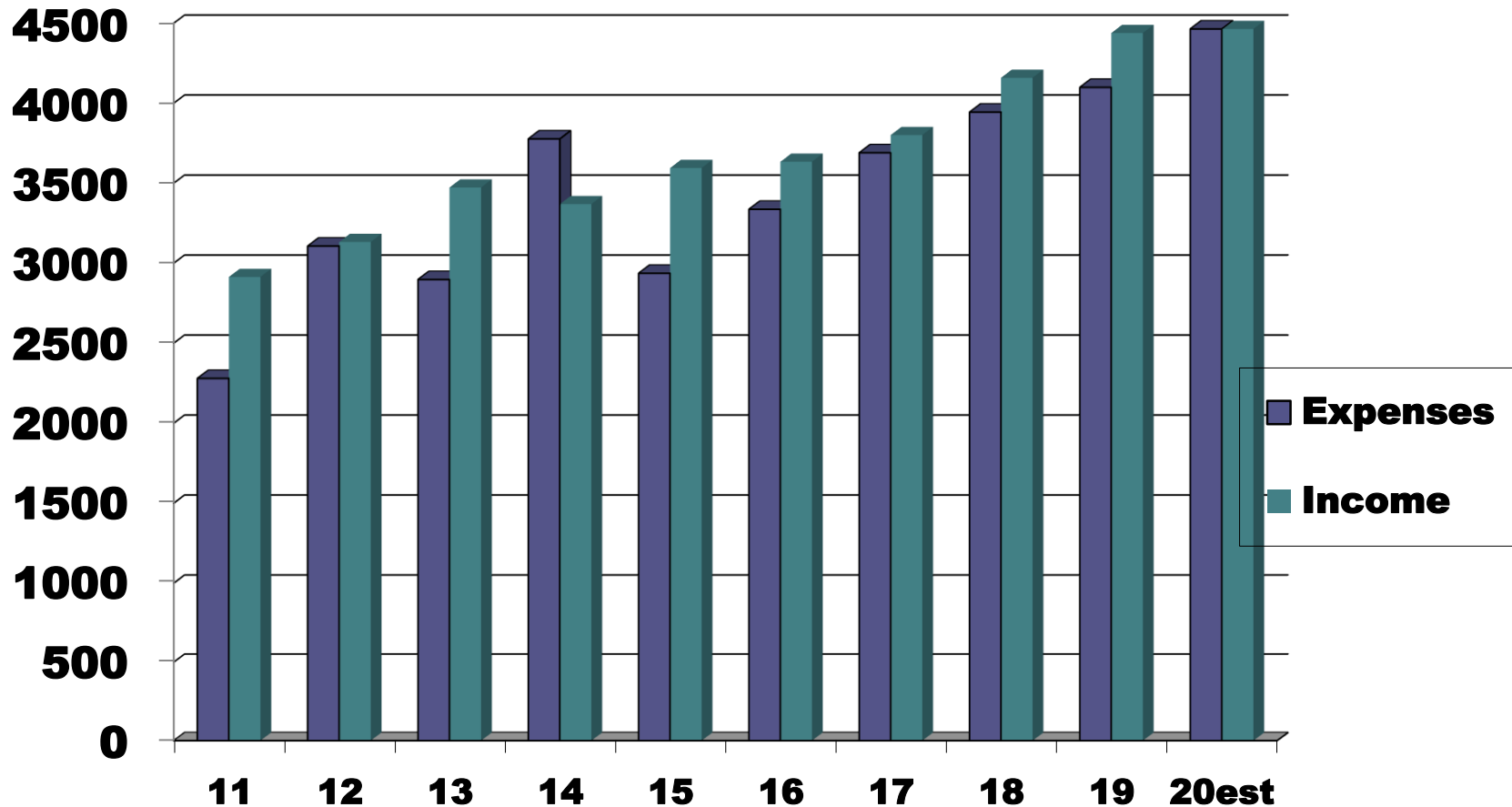
- Michael Chu, *CCHOA Treasurer*



# Did you know \$\$\$

- # of aquatics staff (lifeguards) – 136 costing \$715,404
- Interest made in 2019 - \$30,447

# Historical Income & Expenses



Accounts are shown in the \$1,000's.  
Information is based on end of year  
Income/Expense Statement





# Income

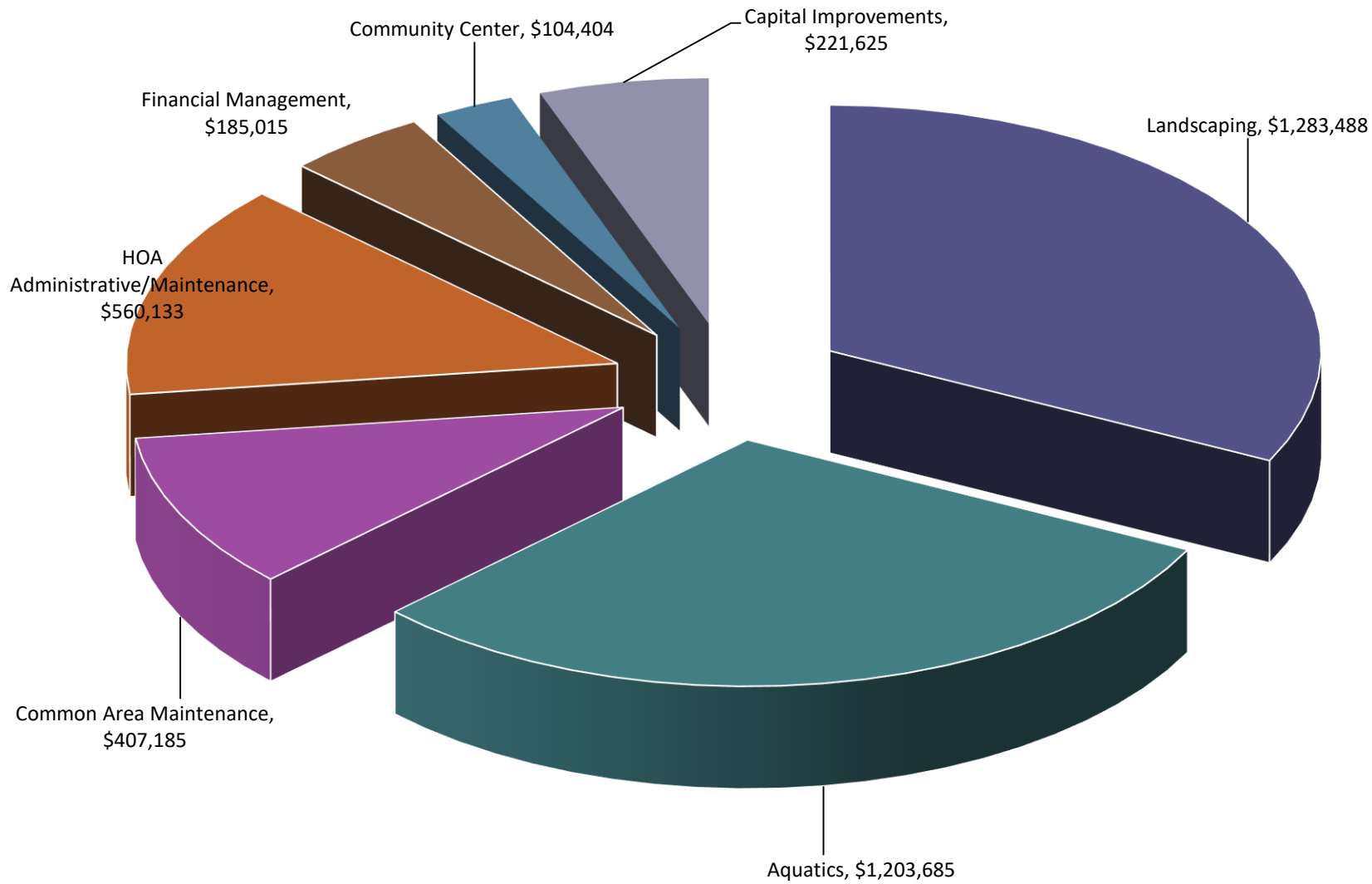
## Actuals vs Budget 2019

<u>Category</u>	<u>%</u>	<u>Amount</u>
Homeowner Income	+ 2.84%	+\$100,237
Aquatics Income	+ 3.37%	+\$ 9,073
Architectural Review	+ 71.11%	+\$ 17,779
Community Center Rentals	+ 31.46%	+\$ 15,734
Rental Income	+ 21.91%	+\$ 3,200
Landscape Reimbursements	+ 42.3%	+\$ 48,500

# Expense

## Actuals vs Budget 2019

<u>Category</u>	<u>%</u>	<u>Amount</u>
Landscaping	- 1.4%	-\$ 19,172
Commons Area Services	- 15.59%	-\$ 58,817
Aquatics Facilities	- 1.96%	-\$ 23,640
HOA/Maintenance Operations	- 12.0%	-\$ 67,167
Taxes/Legal Fees	- 41.88%	-\$ 7,823
Insurance	- 4.66%	-\$ 4,276
Community Center	- 7.37%	-\$ 7,696
Capital Projects	- 61.7%	-\$ 357,075
Financial Management	+ 16.7%	+\$ 26,515



# Reserve Funds

Reserve Fund Balance at 12/31/19: \$720,160

# Collections Status

How the HOA keeps 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.

# Special Project of the CCHOA

- Long Term Landscape & Irrigation Planning and how to address the aging infrastructure/construction damage throughout the commons areas.
- Design Guidelines and Regulations for the Commons Areas were developed by the ACC and approved by the Board of Directors.
- Monument Design finalized, currently addressing permit issues with the City of Austin
- Pool Regulations updated to meet current state laws.
- Communications procedures reviewed and updated.

# Proposed CC&R Vote

The HOA formed a committee to provide a proposed list of changes to the CC&R's. At the February board meeting, the board approved moving forward with sending out for a community vote.

- Give the board the authority to bring in additional land (ie., The Rowell HOA, at the back of Avana)
- Voting – One vote per home
- Assessment – One assessment rate
- Trash – correcting from twice a week to once a week
- Single Family Residential Construction
- Use Limitations
- Recreational Equipment
- Misc. Provisions



# Enforcement – Fining Policy

The Board approved a new Enforcement/Fining Policy in 2019. This policy allows the HOA to fine homeowners for non-compliance of the CC&R's.





# Update on the City of Austin Land Development Code Revision

The Board of Directors has worked with CM Paige Ellis's office and City Transportation.

- Major map corrections have been made to standardize zoning across all Circle C single family
- Additional map corrections are needed to properly zone the amenities centers and we believe this is still going to happen.
- Some lots in Circle C may be zones R4, however, the existing CC&R's prohibit anything other than one single family residences.
- The CCHOA has obtained legal opinions from the City of Austin that the CC&R's supercede the zoning, that the 45% impervious cover requirement will remain in place, that all Settlement Agreements between Circle C and the City of Austin will remain in place.



# The Austin Mobility Corridor Project

- A multi-use path for both sides of Slaughter Lane is one of the bonds projects. This path will render large portions of the Slaughter Lane irrigation system unusable. The CCHOA has been working closely with the Mobility Corridor Design Team and transportation on this issue.
- Additional intersection improvements are proposed for Escarpment/Slaughter and Vinemont. Most of the median in front of Bank of America/Subway will be removed and only approximately 3 trees will remain. Vinemont will get a pedestrian walkway over to the Circle C Park.
- The CCHOA has attended two years of meetings on this project and have achieved the following:
  - The west side of Escarpment tree and landscape light area will be left alone if at all possible
  - The City must provide tree mitigation (replacement) for any hardwood tree over 8". All replacement trees will be planted in Circle C if at all possible.
  - The City has agreed to put the multi-use path going through Circle C at the end of the project to give us more time to work on how to move the irrigation.
  - The CCHOA is asking the City to delay the part of the path between Beckett and Vinemont to another bond package to buy more time for irrigation relocation.



# Volunteer Recognition

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



# Austin Police Dept.

Officer Jeffrey Binder

Senior Police Officer

Region 4 District Representative

# Open Forum

