

Circle C Homeowners Association 2021 Annual Meeting

March 10, 2021



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

- ❖ Russ Hodes- President
- ❖ Natalie Placer-McClure - Vice President
- ❖ Michael Chu - Treasurer
- ❖ Steve Urban– Secretary
- ❖ Kim Ackermann – 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_{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 2020 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2021/2022 Nominating Committee
- VI. Financial Review
- VII. Volunteer Recognition
- VIII. Cadence Development – Bob Ruggio
- IX. Austin Police Department – Officer Binder
- X. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Russ Hodes, *CCHOA President*



Approval of 2020 Annual Meeting Minutes

- Steve Urban, *CCHOA Secretary*



Election of Two Directors

- Russ Hodes, *CCHOA Board President*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Trinh Bartlett
 - ❖ Theresa Bastian
 - ❖ Daniel Becka
 - ❖ Stephen Bega
 - ❖ Kimberly De La Garza
 - ❖ David Green
 - ❖ David LaChance
 - ❖ Colleen Reidelbach
 - ❖ Marc Tucci
 - ❖ Darius Venclaukas



Announcement of 2021-2022 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 2020

Aquatic Facilities

- Swim Center Furniture
- Swim Center – Heater replacement
- Swim Center – Bench replacement
- Swim Center Park – Wade pool repairs
- Community Center – Splash pad repairs
- Community Center – Parking lot repairs
- Avana – beach entry repair



Capital Improvements 2020

Common Areas

- Bed upgrades
- Irrigation infrastructure improvements
- Rockwork installation throughout Circle C
- Construction repairs at the GreyRock entrance.



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

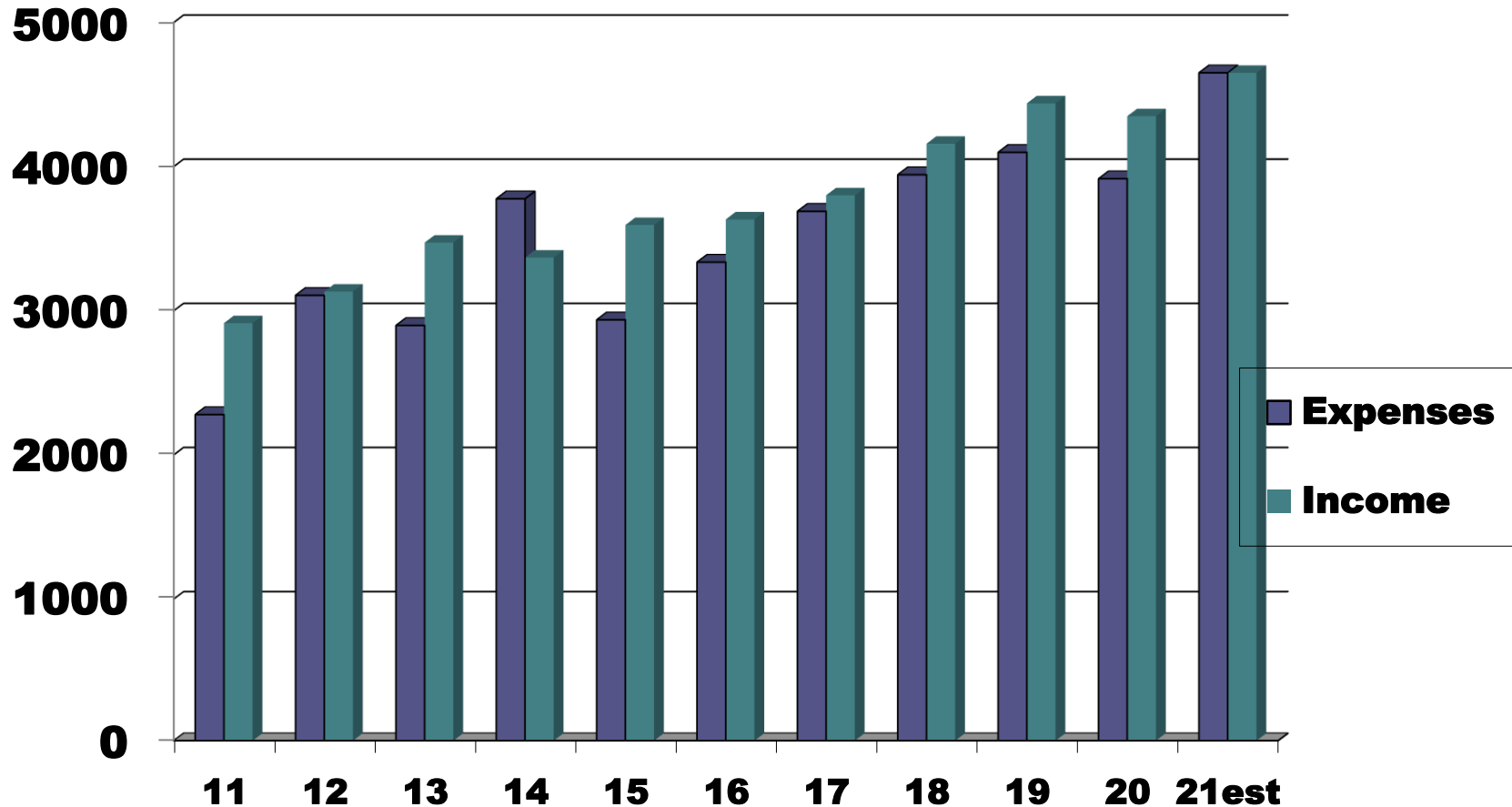
- Michael Chu, *CCHOA Treasurer*



Did you know \$\$\$

- # of aquatics staff (lifeguards) – 108 costing \$269,125
- Interest made in 2020 - \$11,999

Historical Income & Expenses



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



Income

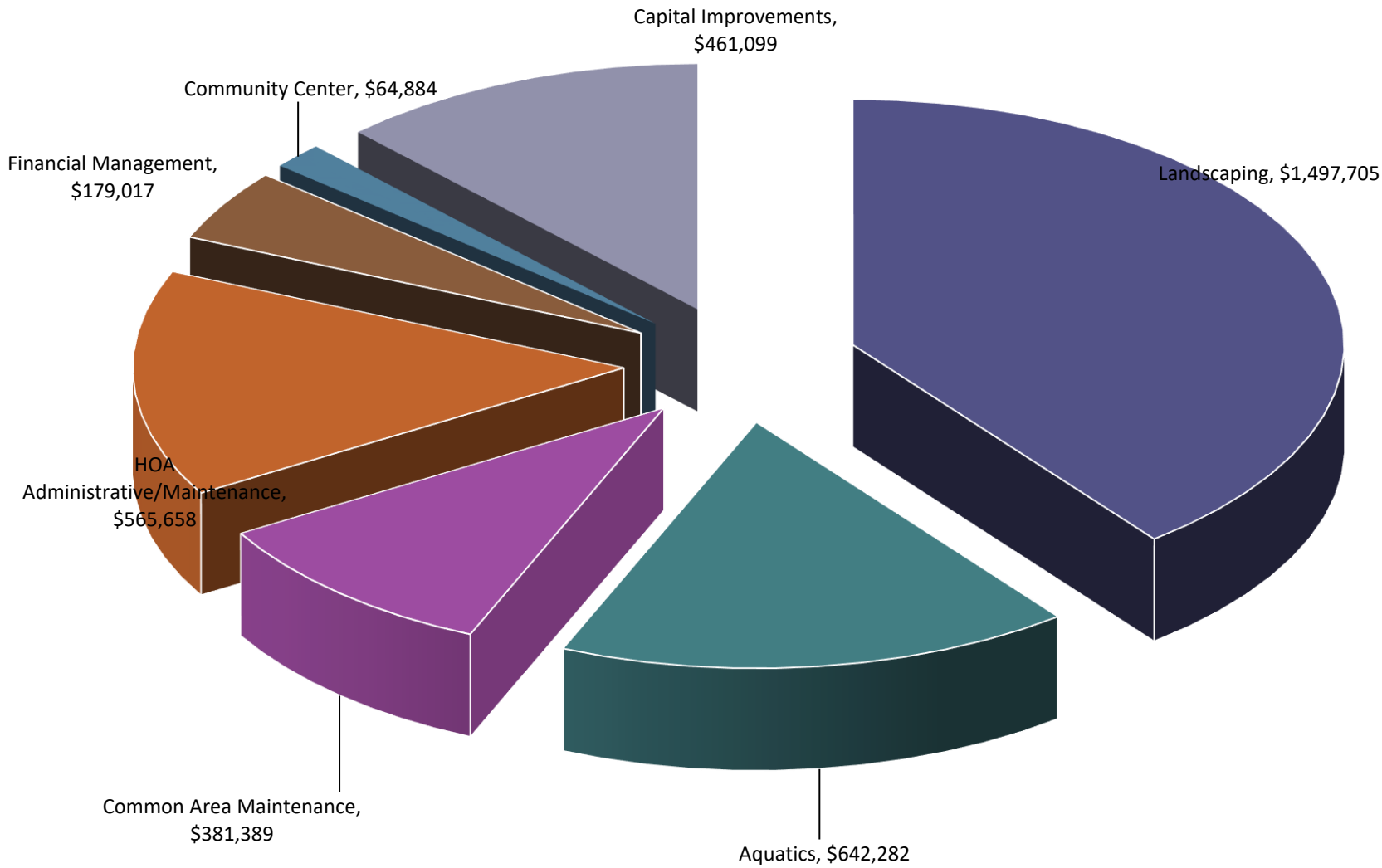
Actuals vs Budget 2020

<u>Category</u>	<u>%</u>	<u>Amount</u>
Homeowner Income	+ .81%	+\$ 30,972
Aquatics Income	- 74.35%	-\$ 179,932
Architectural Review	+ 74.68%	+\$ 29,480
Community Center Rentals	- 75.78%	-\$ 37,894
Rental Income	- 35.40%	-\$ 7,328
Landscape Reimbursements	+/- 0.00%	+/- \$ 0.00

Expense

Actuals vs Budget 2020

<u>Category</u>		<u>%</u>	<u>Amount</u>
Landscaping	+	1.67%	+\$ 24,700
Commons Area Services	-	5.12%	-\$ 20,611
Aquatics Facilities	-	51.37%	-\$ 678,543
HOA/Maintenance Operations	-	10.41%	-\$ 65,742
Taxes/Legal Fees	-	26.71%	-\$ 6,324
Insurance	-	0.01%	-\$ 17
Community Center	-	46.64%	-\$ 56,716
Capital Projects	-	6.63%	-\$ 32,850
Financial Management	+	7.03%	+\$ 11,767



Reserve Funds

Reserve Fund Balance at 12/31/20: \$720,931

(2020 reserve transfer completed at the beginning of 2021 bringing the balance to \$969,141.37)

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.
- The Monument construction was completed at Slaughter Lane and Escarpment Blvd. The landscaping will be updated in the future.
- The Park Place park was renovated which included the addition of a shade cover.
- CC&R Rule Change vote

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.
- The 1st phase of the project will include additional intersection improvements at Escarpment/Slaughter. Most of the median in front of Bank of America/Subway will be removed and only approximately 3 trees will remain. At Vinemont will get a pedestrian crosswalk system over to the Circle C Park.
- The CCHOA has attended three 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

- Russ Hodes, *CCHOA President*
- *Acknowledgment of outgoing board members, Kim Ackermann (9 years)and Steve Urban (16years).*



Cadence Development

Bob Ruggio

❖ Active Living site, Goddard Day Care, Assisted Living site



Austin Police Dept.

Officer Jeffrey Binder

Senior Police Officer

Region 4 District Representative

Open Forum

