

Circle C Homeowners Association 2022 Annual Meeting

March 23, 2022



**Circle C Homeowners
Association, Inc.**

Welcome and Introduction

CCHOA Board of Directors

- ❖ Russ Hodes- President
- ❖ Natalie Placer-McClure - Vice President
- ❖ Michael Chu - Treasurer
- ❖ Trinh Bartlett– Secretary
- ❖ Jason Bram – Board Member
- ❖ Theresa Bastian – Board Member
- ❖ Stephen Bega – 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 2021 Annual Meeting Minutes
- IV. Election of Three CCHOA Directors
- V. Announcement of 2022/2023 Nominating Committee
- VI. Financial Review
- VII. Volunteer Recognition
- VIII. Austin Police Department – Officer Cayce
- IX. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Russ Hodes, *CCHOA President*



Approval of 2021 Annual Meeting Minutes

- Trinh Bartlett, *CCHOA Secretary*



Election of Three Directors

- Russ Hodes, *CCHOA Board President*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Stephen Bega
 - ❖ Mark Blanton
 - ❖ Bradley Bush
 - ❖ Kimberly De La Garza
 - ❖ David LaChance



Announcement of 2022-2023 Nominating Committee

- Russ Hodes, *CCHOA Board Member*
- Members
- Chris Poynor
- Jimmy Brown



Residential Development

The following builder is currently building in Circle C Ranch

- Lennar owns the remainder of the residential land and finishing the last lots in *Avaña* and GreyRock Ridge.



Capital Improvements 2021

Aquatic Facilities

- Swim Center – Bench replacement
- Swim Center Park – Wade pool repairs
- Swim Center – Parking lot repairs
- Avana – beach entry repair
- Community Center - partial replaster due to winter storm









Capital Improvements 2021

Common Areas

- Irrigation infrastructure improvements
- Rockwork installation throughout Circle C
- Construction repairs at the GreyRock entrance.
- Avana Shade structure



Community Center and Pool

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

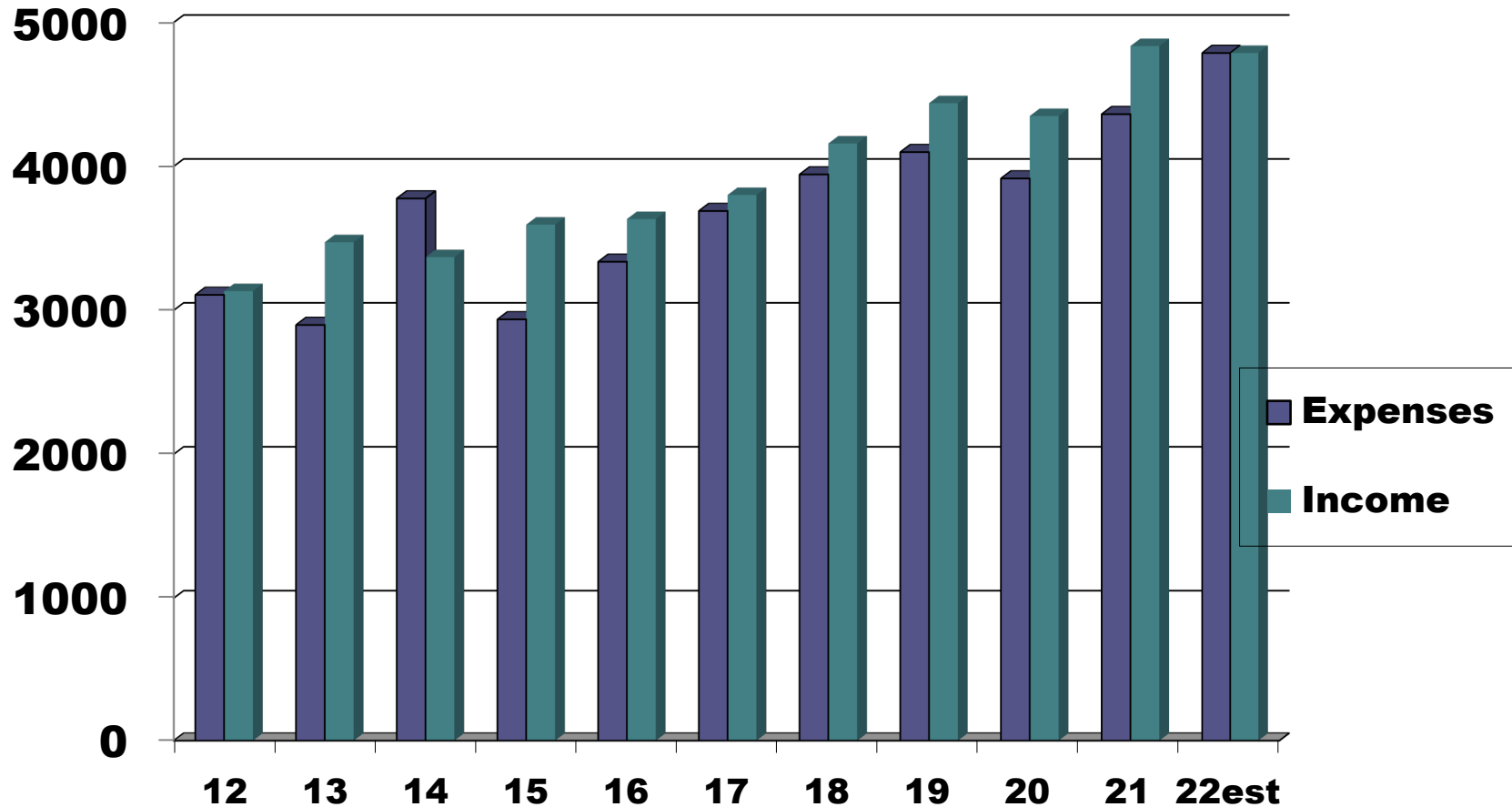


Financial Report

- Michael Chu, *CCHOA Treasurer*



Historical Income & Expenses



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



Income

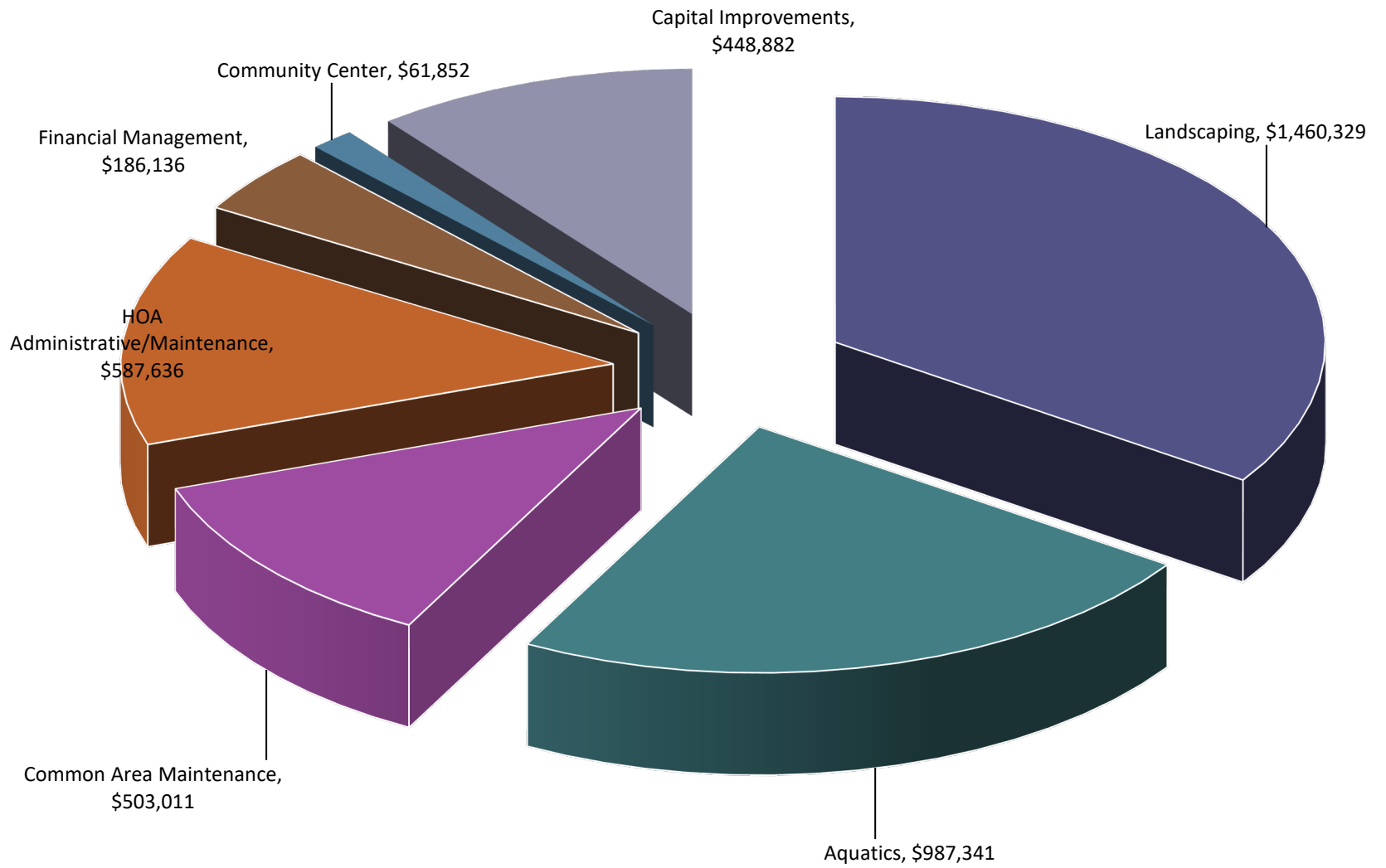
Actuals vs Budget 2021

| <u>Category</u> | | <u>%</u> | <u>Amount</u> |
|--------------------------|-----|----------|---------------|
| Homeowner Income | + | 5.52% | +\$229,739 |
| Aquatics Income | - | 29.72% | -\$ 68,358 |
| Architectural Review | + | 96.85% | +\$ 9,685 |
| Community Center Rentals | - | 20.59% | -\$ 8,236 |
| Rental Income | - | 25.43% | -\$ 5,266 |
| Landscape Reimbursements | +/- | 0.00% | +/- \$ 0.00 |

Expense

Actuals vs Budget 2021

| <u>Category</u> | | <u>%</u> | <u>Amount</u> |
|----------------------------|---|----------|---------------|
| Landscaping | - | 0.14% | -\$ 2,177 |
| Common Area Services | + | 10.24% | +\$ 50,010 |
| Aquatics Facilities | - | 26.83% | -\$ 362,259 |
| HOA/Maintenance Operations | - | 6.60% | -\$ 41,563 |
| Taxes/Legal Fees | - | 61.12% | -\$ 15,588 |
| Insurance | - | 6.61% | -\$ 6,914 |
| Community Center | - | 46.67% | -\$ 54,148 |
| Financial Management | + | 2.92% | +\$ 5,286 |
| Capital Projects | - | 26.17% | - \$ 159,118 |



Paycheck Protection Program (PPP Loan)

In 2021, CCHOA applied for a PPP loan and qualified for \$399,000. This loan is forgivable and will help build the Reserve Fund for upcoming infrastructure work.

Reserve Funds

Reserve Fund Balance at 12/31/21: \$1,254,684

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 was completed in 2021
- The Addition of a shade cover at the Avana park.

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.
- A large part of this 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. This portion of the project has been delayed due to permitting and watershed issues. It should be done at the end of the project.



The Austin Mobility Corridor Project

- The Corridor Project team did start the proposed sidewalk project between Barstow Ave and Gorzycki Middle School. Construction did stop on this project due to permitting issues. Construction is planned to resume during the summer of 2022.
- At Vinemont and Slaughter, the City has installed a pedestrian crosswalk system (Pedestrian Hybrid Beacon) over to the Circle C Park. This will allow for folks to safely cross Slaughter Lane at this intersection.
- 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 Austin Mobility Corridor Project

- 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, Natalie Placer – McClure, Michael Chu and Stephen Bega*





Austin Police Dept.

Officer Ryan Cayce

Senior Police Officer

Region 4 District Representative

Open Forum

