

Circle C Homeowners Association 2023 Annual Meeting

March 22, 2023



**Circle C Homeowners
Association, Inc.**

District 8 Council Member

Mayor Pro Tem Paige Ellis

District 8

Welcome and Introduction

CCHOA Board of Directors

- ❖ Stephen Bega - Vice President
- ❖ David Lachance- Treasurer
- ❖ Trinh Bartlett– Secretary
- ❖ Jason Bram – Board Member
- ❖ Russ Hodes– Board Member
- ❖ Kimberly De La Garza– Board Member
- ❖ Mark Blanton – Board Member



Welcome and Introduction

CCHOA Staff

- ❖ Karen Hibpshman - Operations Manager
- ❖ Dayna Wallace – Assistant Manager
- ❖ Kristen Smith – 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. City Council Member – Paige Ellis
- III. Establish Quorum and Call Meeting to Order
- IV. Approval of 2022 Annual Meeting Minutes
- V. Election of Two CCHOA Directors
- VI. Announcement of 2023/2024 Nominating Committee
- VII. Financial Review
- VIII. Volunteer Recognition
- IX. Open Forum/Questions



Establish Quorum and Call Meeting To Order

- Stephen Bega, *CCHOA Vice President*



Approval of 2022 Annual Meeting Minutes

- Trinh Bartlett, *CCHOA Secretary*



Election of Two Directors

- Stephen Bega, *CCHOA Vice President*
- Candidates:
 - ❖ Nominations from the floor
 - ❖ Paul Oveisi
 - ❖ Ray Olah
 - ❖ Joanne Kinzer
 - ❖ John LaBarge



Announcement of 2023-2024 Nominating Committee

- David Lachance, *CCHOA Board Member*

Members

- Nicole Spradling
- Leonard Hough



Capital Improvements 2022

Aquatic Facilities

- Swim Center – Picnic Tables/Bench replacement
- Swim Center Park – Wade pool buckets
- Swim Center – Roof
- Community Center – Splash Pad refinishing
- Community Center – Pool replaster
- Community Center – Pool slide repairs
- Avana – Parking Lot seal coat/stripe
- GreyRock – Parking Lot seal coat/stripe



Capital Improvements 2022

Common Areas

- Rockwork installation throughout Circle C
- Community Center – AC Replacement
- Park Place – Mailbox Replacement
- Drip Irrigation – Escarpment Blvd
- Community Center – AC Repair



Community Center and Pool

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

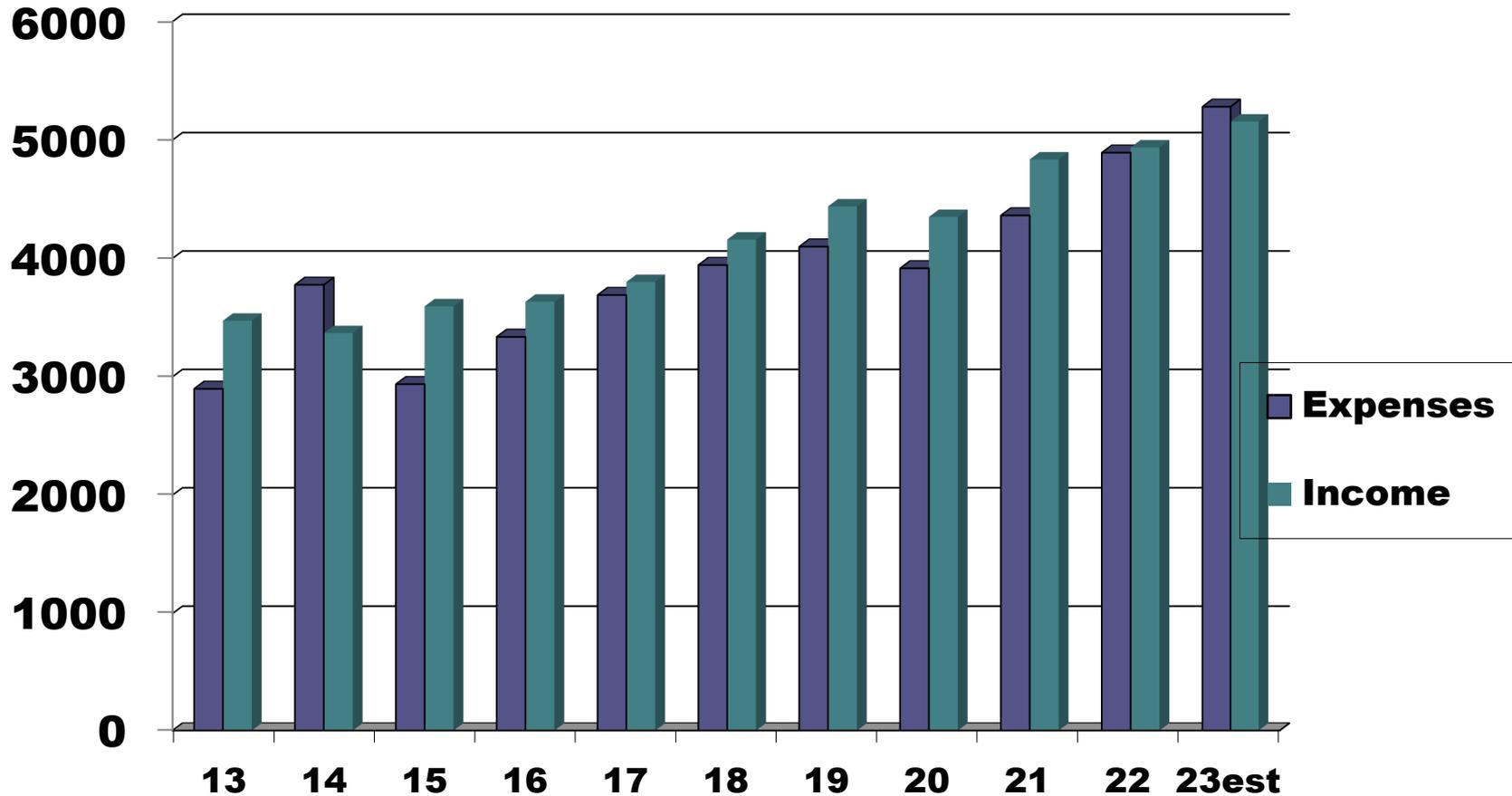


Financial Report

- David Lachance, *CCHOA Treasurer*



Historical Income & Expenses



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



Income

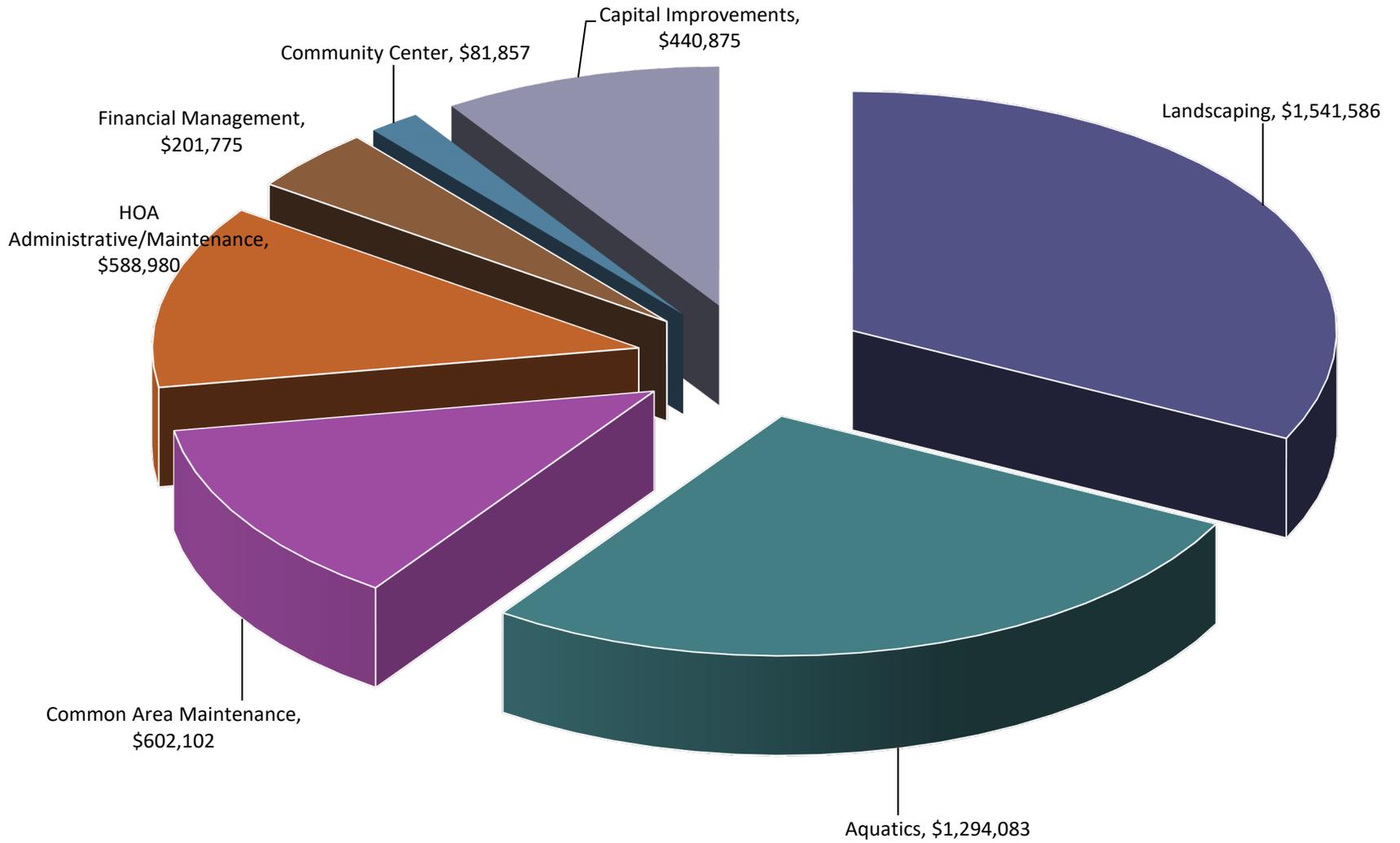
Actuals vs Budget 2022

<u>Category</u>		<u>%</u>	<u>Amount</u>
Homeowner Income	+	0.40%	+\$ 17,243
Aquatics Income	+	33.36%	+\$ 80,254
Architectural Review	+	58.8%	+\$ 5,880
Community Center Rentals	+	42.70%	+\$ 21,352
Rental Income	-	1.62%	-\$ 249
Landscape Reimbursements	+/-	0.00%	+/- \$ 0.00
Cove @ Circle C	+	176.96%	+\$ 8,848
Rowell HOA	+	11.81%	+\$ 12,722

Expense

Actuals vs Budget 2022

<u>Category</u>		<u>%</u>	<u>Amount</u>
Landscaping	+	1.53%	+\$ 23,287
Common Area Services	+	9.87%	+\$ 54,102
Aquatics Facilities	-	9.82%	-\$ 127,117
HOA/Maintenance Operations	-	9.98%	-\$ 52,920
Taxes/Legal Fees	-	52.41%	-\$ 14,413
Insurance	+	2.18%	+\$ 2,426
Community Center	-	2.18%	-\$ 34,143
Financial Management	+	10.29%	+\$ 20,775
Capital Projects	-	101.89%	- \$ 449,225



Paycheck Protection Program (PPP Loan)

In 2021, CCHOA applied for a PPP loan and qualified for \$399,000. In April 2022 the SBA reduced the forgivable portion of the loan to \$246,586 – leaving \$152,786.50 as the amount not forgiven. In May, the \$152,786.50 was paid back in full.

Reserve Funds

Reserve Fund Balance at 12/31/22: 1,479,145.69

Total Capital Expenses for 2022 was \$440,601.46. We were able to cover the capital expenses out of operating.

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.

The Austin Mobility Corridor Project

- A multi-use path for both sides of Slaughter Lane is one of the bonds projects. The CCHOA has been working closely with the Mobility Corridor Design Team and transportation on this project. As of now,
- 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 completed the sidewalk project between Barstow Ave and FM1826.
- Construction from Barstow to MoPac was projected to start at the beginning of 2023 but has been delayed due to permitting issues.
- Since the last discussion, it appears that if there are trees that located the path of the proposed new sidewalk, the sidewalk will be replaced but not widened
- New ADA compliant ramps along Slaughter Lane.
- The Slaughter/Escarpment intersection – No estimated starting timeframe



Volunteer Recognition

- Stephen Bega, *CCHOA Vice President*
- *Acknowledgment of outgoing board members, Russ Hodes and Jason Bram.*



Open Forum

