

# **Circle C Homeowners Association 2024 Annual Meeting**

**March 20, 2024**



**Circle C Homeowners  
Association, Inc.**

# Welcome and Introduction

## CCHOA Board of Directors

- ❖ Stephen Bega – President
- ❖ Kimberly De La Garza – Vice President
- ❖ David Lachance- Treasurer
- ❖ Joanne Kinzer – Secretary
- ❖ Paul Oveisi – Board Member
- ❖ John LaBarge – 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<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. TBD
- III. Establish Quorum and Call Meeting to Order
- IV. Approval of 2023 Annual Meeting Minutes
- V. Election of Two CCHOA Directors
- VI. Vote of the proposed Bylaws changes
- VII. Announcement of 2024/2025 Nominating Committee
- VIII. Financial Review
- IX. Volunteer Recognition
- X. Open Forum/Questions



# Establish Quorum and Call Meeting To Order

- Stephen Bega, *CCHOA President*



# Approval of 2023 Annual Meeting Minutes

- Joanne Kinzer, *CCHOA Secretary*



# Election of Two Directors

- Stephen Bega, *CCHOA President*
- Candidates:
  - ❖ Nominations from the floor
  - ❖ David Duryee
  - ❖ John LaBarge
  - ❖ Phi Hung Nguyen
  - ❖ Randhir Soni



# Announcement of 2024-2025 Nominating Committee

- To Be Announced later



# Capital Improvements 2023

## Aquatic Facilities

- Swim Center – Picnic Tables/Bench replacement
- Swim Center Park – Lounge Chairs
- Swim Center – Lane Lines
- Community Center – Splash Pad refinishing
- Community Center – Pool replaster (was done under warranty)
- Community Center – Sewage/Grinder pumps
- Community Center – Replace/Repair Deck
- Avana – Pool Leak Repair



# Capital Improvements 2023

## Common Areas

- Rockwork installation throughout Circle C
- Swim Center – AC Replacement
- Common Areas – Storm Damage
- Approval of the Escarpment Loop wiring plan
- Start of the Swim Center Renovation project



# Community Center and Pool

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

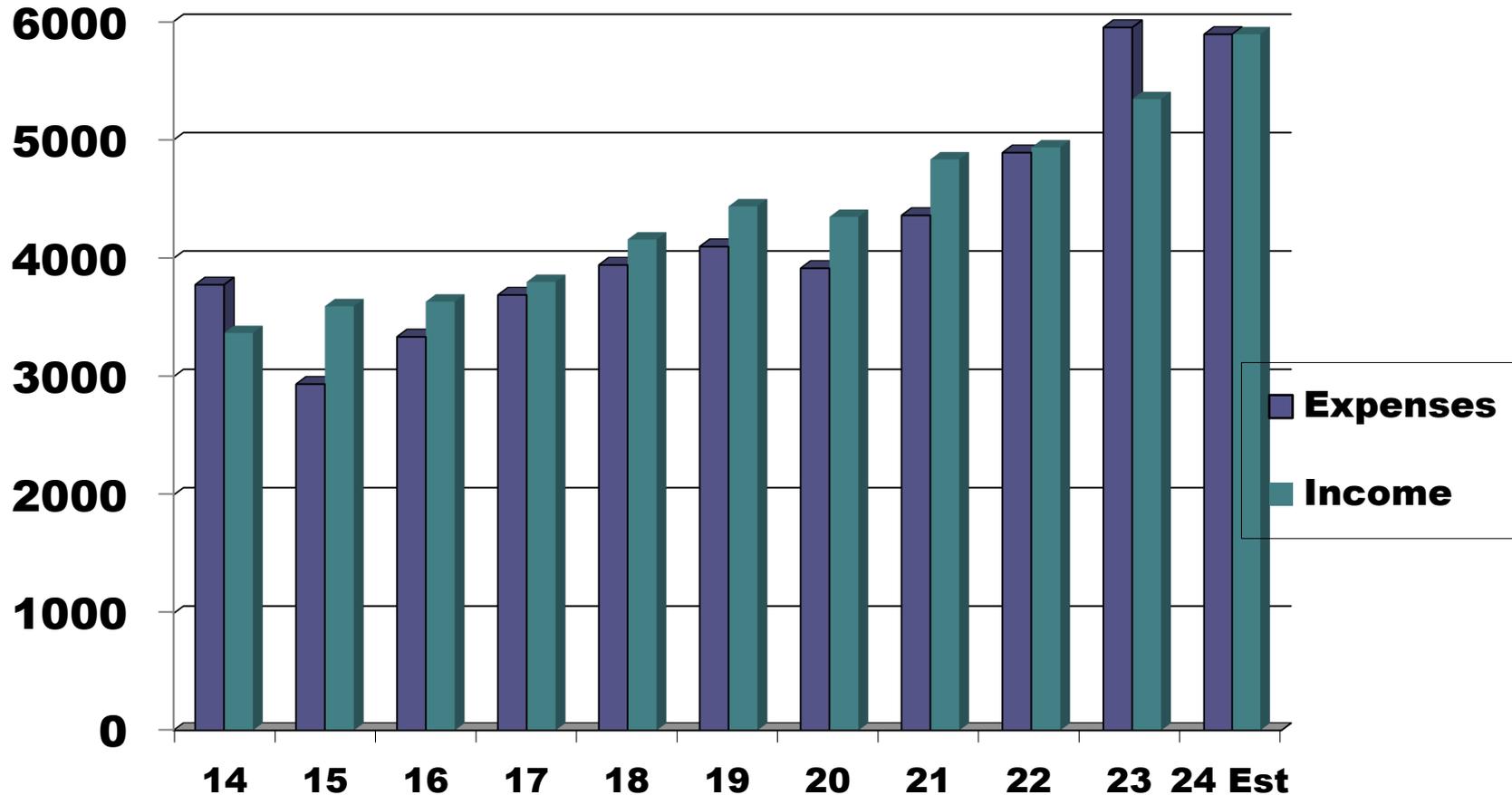


# Financial Report

- 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

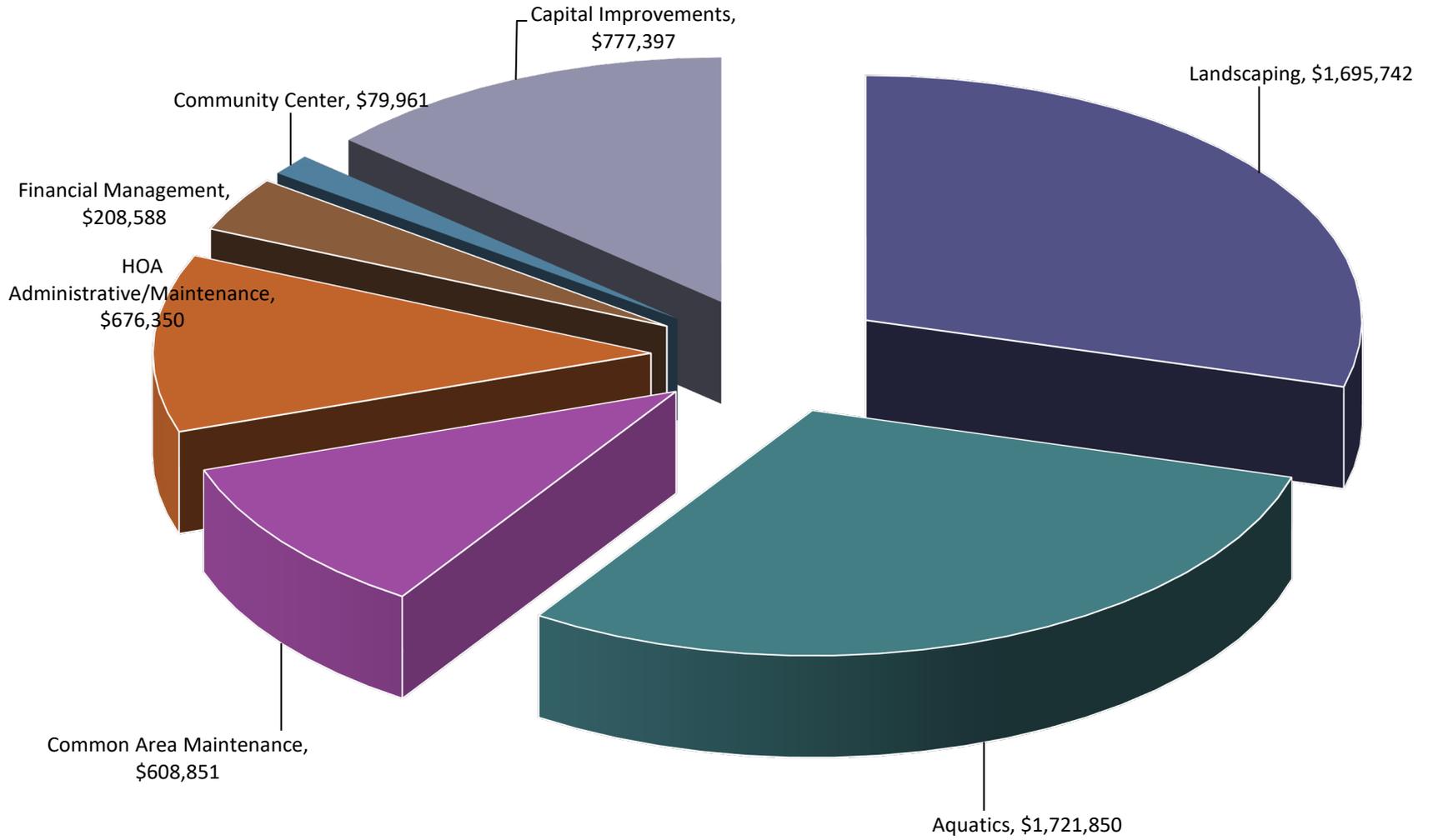
## Actuals vs Budget 2023

<u>Category</u>		<u>%</u>	<u>Amount</u>
Homeowner Income	+	0.74%	+\$ 34,010
Aquatics Income	+	47.42%	+\$110,492
Architectural Review	+	33.55%	+\$ 3,355
Community Center Rentals	+	42.04%	+\$ 36,267
Rental Income	-	16.73%	-\$ 3,510
Landscape Reimbursements	-	43.04%	-\$ 54,500
Cove @ Circle C	+	16.99%	+\$ 3,071
Rowell HOA	-	49.18%	-\$ 54102

# Expense

## Actuals vs Budget 2023

<u>Category</u>		<u>%</u>	<u>Amount</u>
Landscaping	+	.001%	+\$ 28
Common Area Services	+	5.06%	+\$ 30,851
Aquatics Facilities	-	1.37%	-\$ 23,950
HOA/Maintenance Operations	-	14.53%	-\$ 115,050
Taxes/Legal Fees	+	5.69%	+\$ 1,453
Insurance	+	7.75%	+\$ 9,273
Community Center	-	39.42%	-\$ 52,039
Financial Management	+	14.07%	+\$ 25,738
Capital Projects	-	15.77%	- \$ 145,603



# Reserve Funds

Reserve Fund Balance at 12/31/23: 1,529,898.27

Total Capital Expenses for 2023 was \$777,397.42. 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.

# Winter Ice Storm of 2023

- All of Circle C was affected by the ice storm of 2023. The City of Austin contracted with an outside company to pick up all the debris over several months which included picking up the HOA's debris from the common area trees. All of the debris that was picked up was staged at the Circle C Metropolitan Park located off of Slaughter Lane and Donald E Carpenter Way where it was then chipped. The chipped debris was taken from the Metropolitan Park to another location to be turned in to Dillo Dirt. The City is supposed to be restoring the park area that was damaged and also replanting the wildflowers

The HOA cleared the ROW on Slaughter, Escarpment, La Crosse, Spruce Canyon, Barstow, Allerton, Trissino, Bernia, Dahlgreen, Sun Drop Valley and Eclipse. This process took approximately 3-months at a cost of \$426,137.57.



# 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

- 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 President*
- *Acknowledgment of outgoing board member, John LaBarge.*



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# Swim Center Project



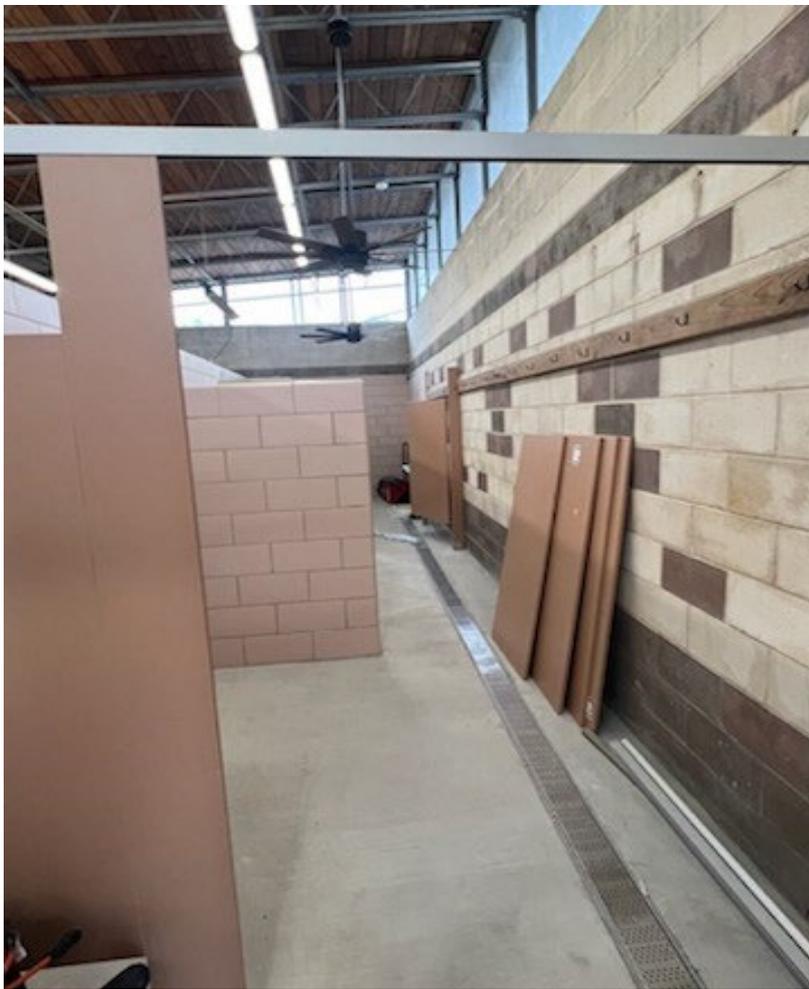
# Swim Center Project



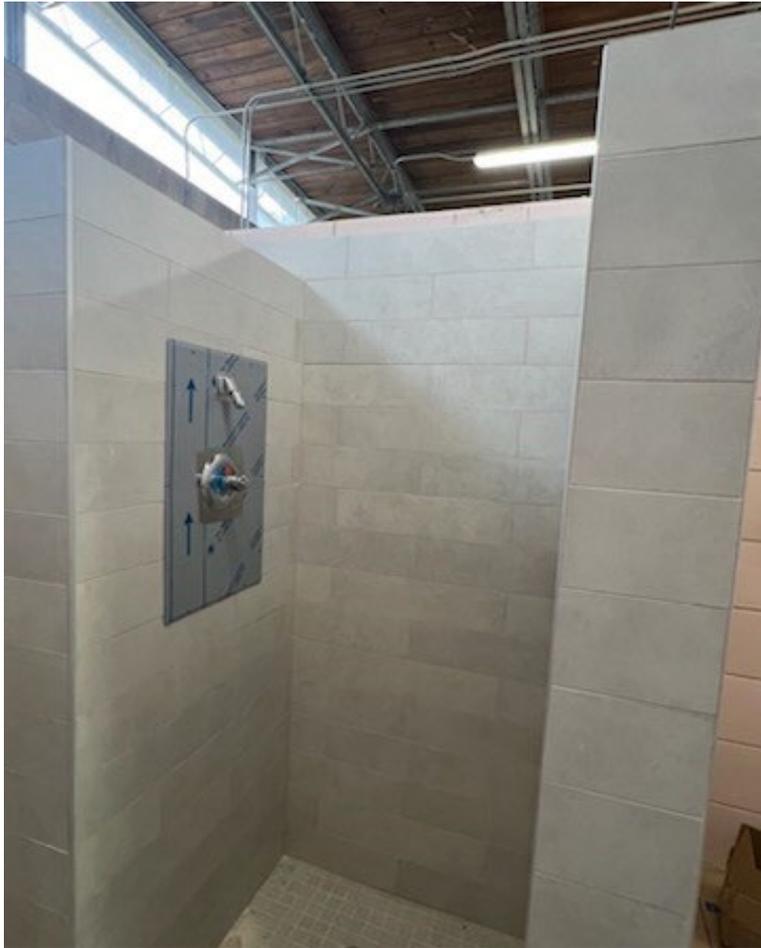
# Swim Center Project



# Swim Center Project



# Swim Center Project



# Open Forum

