

# **Circle C Homeowners Association 2025 Annual Meeting**

**March 12, 2025**



**Circle C Homeowners  
Association, Inc.**

# Welcome and Introduction

## CCHOA Board of Directors

- ❖ Stephen Bega – President
- ❖ Joanne Kinzer – Vice President
- ❖ David Duryee- Treasurer
- ❖ John LaBarge – Secretary
- ❖ Kimberly De La Garza – Board Member
- ❖ Paul Oveisi – Board Member
- ❖ David Lachance – 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. Establish Quorum and Call Meeting to Order
- III. Approval of 2024 Annual Meeting Minutes
- IV. Election of Three CCHOA Directors
- V. Announcement of 2025/2026 Nominating Committee
- VI. Financial Review
- VII. Volunteer Recognition
- VIII. Open Forum/Questions



# Establish Quorum and Call Meeting To Order

- Stephen Bega, *CCHOA President*



# Approval of 2024 Annual Meeting Minutes

- John LaBarge, *CCHOA Secretary*



# Election of Three Directors

- Stephen Bega, *CCHOA President*
- Candidates:
  - ❖ Nominations from the floor
  - ❖ Tom Griebel
  - ❖ David Lachance
  - ❖ John Nabors





# Announcement of 2025-2026 Nominating Committee

- Jan Sprayberry
- Josh Janicek



# Capital Improvements 2024

## Aquatic Facilities

- Swim Center – Competition Pool Replaster
- Swim Center – Pool Filter Replacement
- Swim Center – Restroom Renovation
- Community Center – Pond Controller/Pump Replacement
- Avana – Pool Replaster/Repair to Code
- GreyRock – Repaint/Restain Amenity Center
- Replacement of 3-mailboxes in Vintage Place



# Capital Improvements 2024

## Common Areas

- Phase 1 of the Escarpment Loop Irrigation
- CCN – Entrance and irrigation replacement
- Rock work throughout the community
- Irrigation upgrades
- Bed Upgrades



# 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

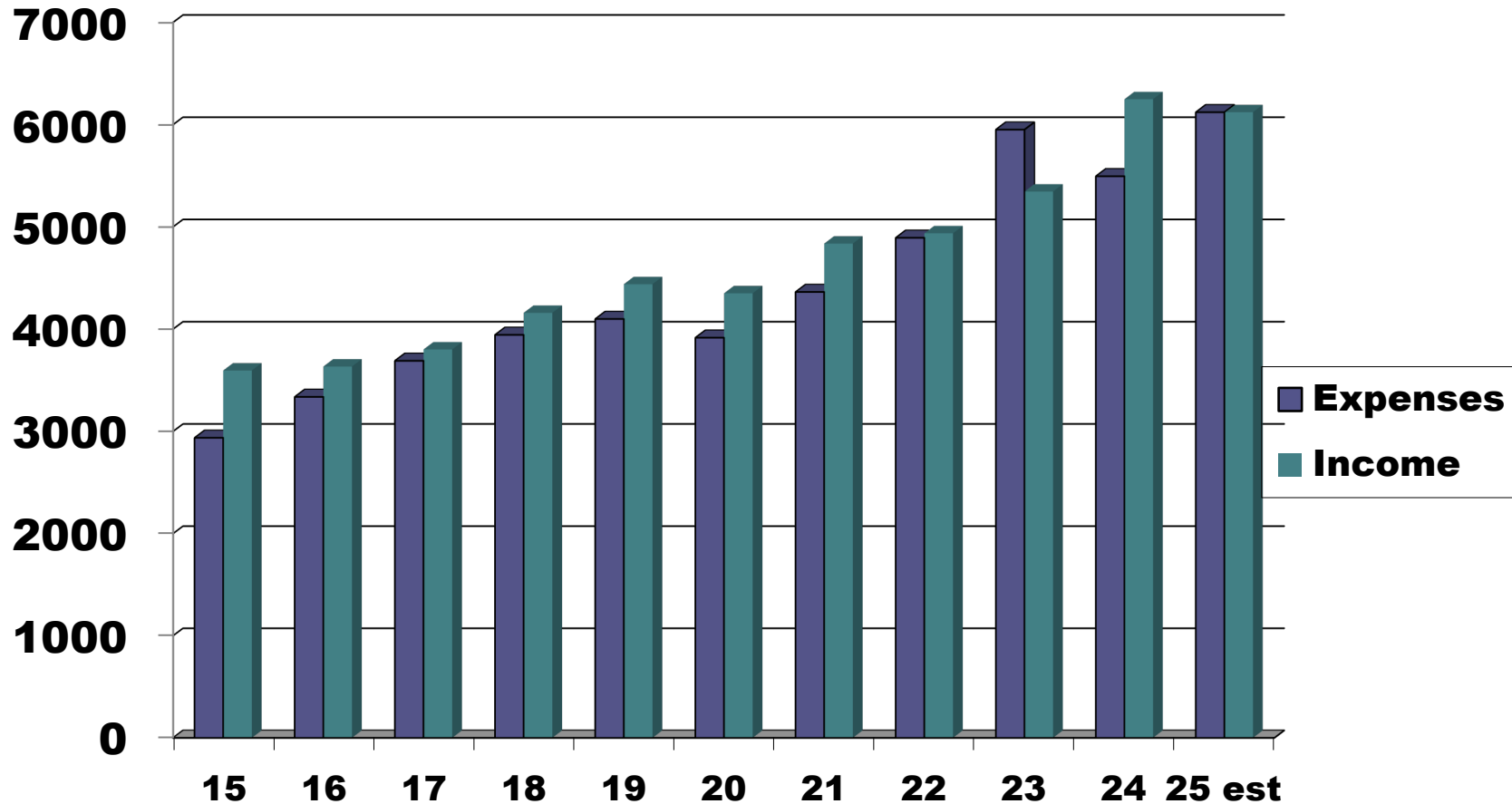


# Financial Report

- David Duryeese, *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 2024

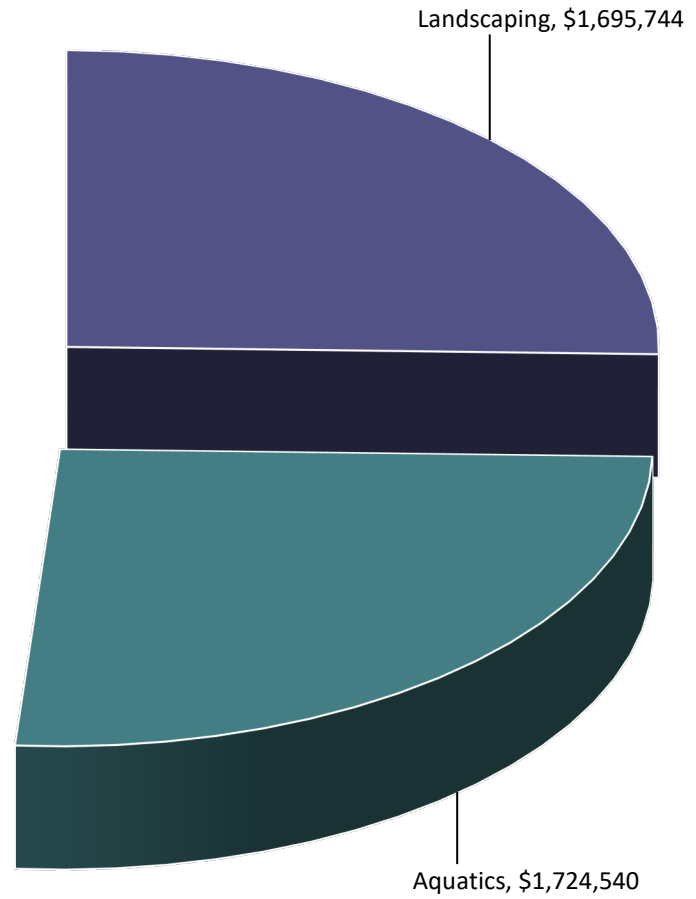
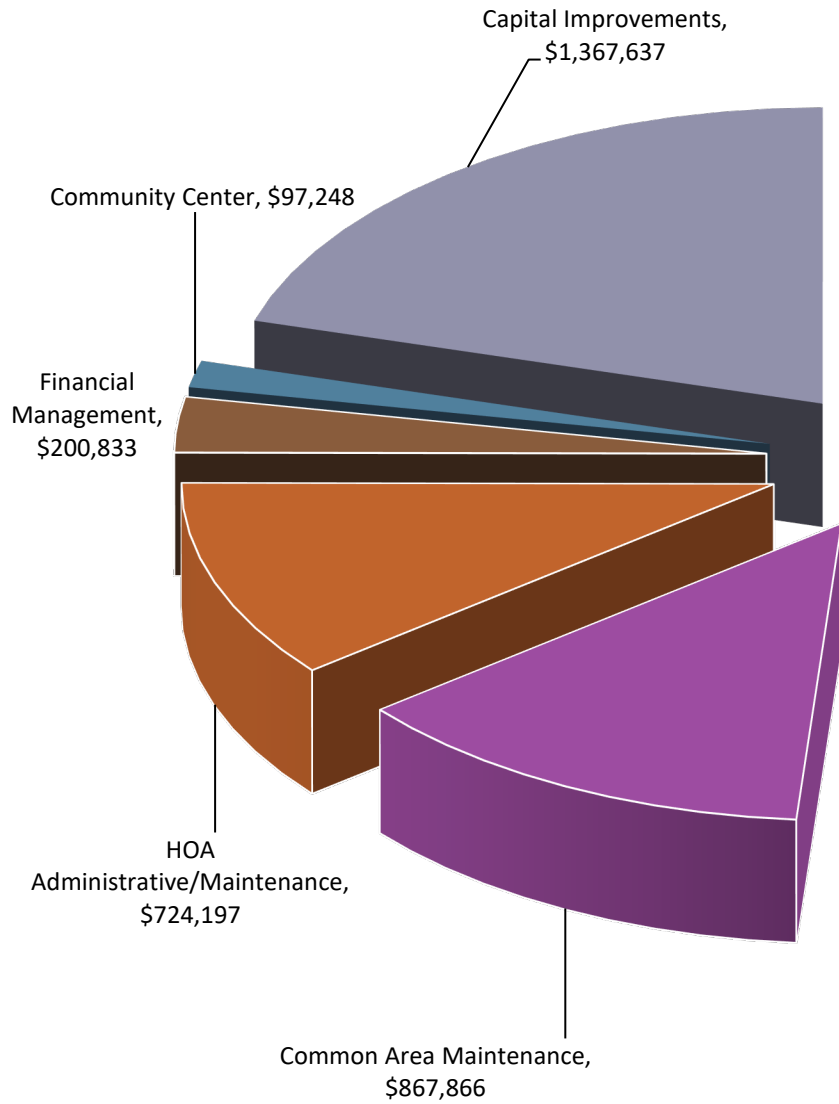
<u>Category</u>		<u>%</u>	<u>Amount</u>
Homeowner Income	+	2.71%	+\$141,407
Aquatics Income	+	48.55%	+\$113,850
Architectural Review	+	32.35%	+\$ 3,235
Community Center Rentals	+	33.33%	+\$ 23,339
Rental Income	-	21.31%	-\$ 3,448
Landscape Reimbursements	-	4.45%	-\$ 5,450
Cove @ Circle C	+	4.90%	+\$ 981
Rowell HOA	+	56.2%	+\$ 69,126

# Expense

## Actuals vs Budget 2024

<u>Category</u>		<u>%</u>	<u>Amount</u>
Landscaping	-/+	0.00%	-/+ \$ 0
Common Area Services	+	37.53%	+\$ 236,867
Aquatics Facilities	-	11.98%	-\$ 234,760
HOA/Maintenance Operations	-	7.28%	-\$ 57,164
Taxes/Legal Fees	+	20.26%	+\$ 6,485
Insurance	+	9.94%	+\$ 11,884
Community Center	-	24.02%	-\$ 30,752
Financial Management	-	5.64%	-\$ 12,017
Capital Projects	-	2.03%	- \$ 28,363





# Reserve Funds

Reserve Fund Balance at 12/31/24: 1,120,742.26

Total Capital Expenses for 2024 was  
\$1,367,637.30.

# Collections Status

How the HOA keeps delinquency to 3.7% 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.

# General Updates

- In 2024, TxDOT informed the neighbors that back up to FM1826 between 290 and SH 45 of a plan to expand FM1826 to a 4-lane road with a raised median and 10-foot sidewalks running on both sides. The only informational meeting was held by TxDOT in April. CCHOA has been working with all of the surrounding neighborhoods and businesses along this stretch of roadway to stop the purchase of land for the additional ROW needed for this project. As of February 27, 2025, TxDOT has paused the purchase of ROW along the Travis County portion of FM1826 and paused the plan.
- Circle C North Bike Lanes – after feedback from the residents, the City sent out a survey to all on their list and the HOA sent it out in multiple blast emails. They also held two public input meetings. We are currently waiting for the results and the outcome from survey/meetings.



# 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.



# Volunteer Recognition

- Karen Hibpshman, *Manager*
- *Acknowledgment of outgoing board member, Stephen Bega, Kimberly De La Garza and David Lachance*



# Swim Center Project

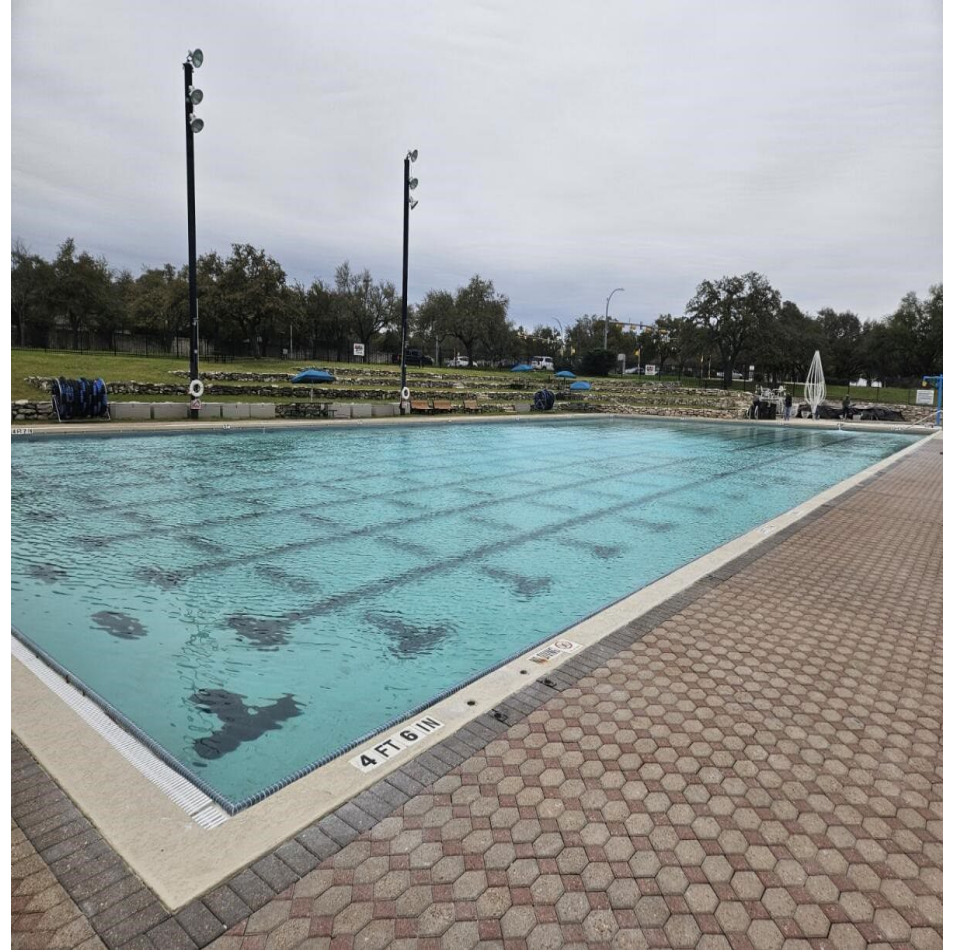


# Swim Center Project

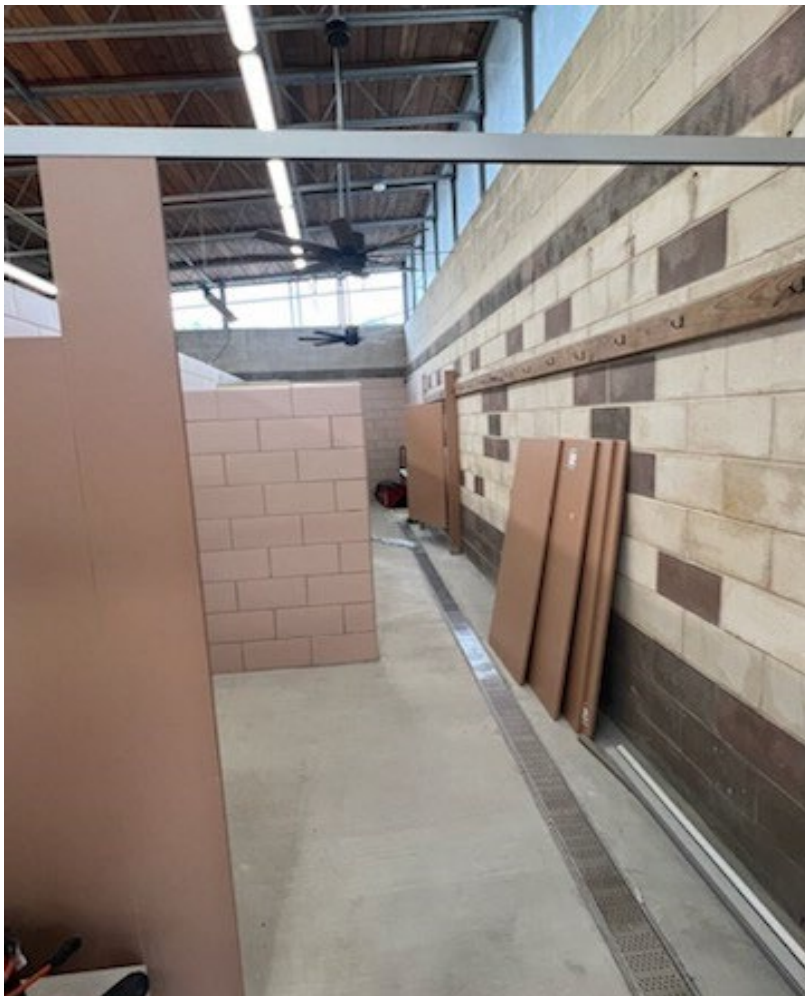




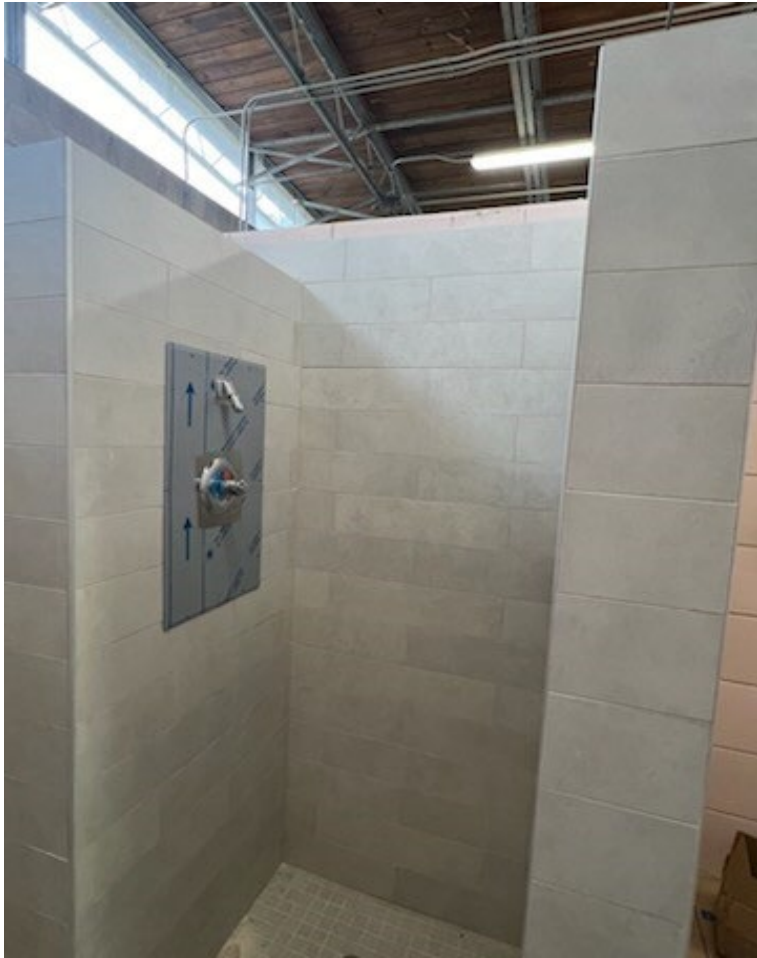
# Swim Center Project



# Swim Center Project



# Swim Center Project



# Open Forum

