

# **Circle C Homeowners Association 2018 Annual Meeting**

**March 7, 2018**



**Circle C Homeowners  
Association, Inc.**

# Welcome and Introduction

## CCHOA Board of Directors

- ❖ Natalie Placer-McClure - President
- ❖ Dan Vavasour - Vice President
- ❖ Russ Hodes – Treasurer
- ❖ James Moseley – Secretary
- ❖ Jason Bram– Board Member
- ❖ Kim Ackermann – Board Member
- ❖ Steve Urban – Board Member



# Welcome and Introduction

## CCHOA Staff

- ❖ Karen Hibpshman - Operations Manager
- ❖ Gale Foster – Assistant Manager
- ❖ Sarah Humphrey – 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 2017 Annual Meeting Minutes
- IV. Election of Two CCHOA Directors
- V. Announcement of 2018/2019 Nominating Committee
- VI. Financial Review
- VII. Volunteer Recognition
- VIII. Austin Police Department – Officer Binder
- IX. Open Forum/Questions



# **Establish Quorum and Call Meeting To Order**

- Natalie Placer-McClure, *CCHOA President*



# **Approval of 2017 Annual Meeting Minutes**

- James Moseley, *CCHOA Secretary*



# Election of Two Directors

- Russ Hodes, *CCHOA Board Member*
- Candidates:
  - ❖ Nominations from the floor
  - ❖ Kim Ackermann
  - ❖ Steve Urban
  - ❖ Matt Carver





# **Announcement of 2018-2019 Nominating Committee**

- Russ Hodes, *CCHOA Board Member*
- Members
  - ❖ Craig Cannon
  - ❖ Leonard Hough



# Residential Development

The following builders are currently building in Circle C Ranch

- CalAtlantic (Lennar) owns the remainder of the residential land and continues building in *Avaña*, *Avaña Estates*, *GreyRock Ridge* and *Hillside Estates*.
- A.V.I Homes is developing the land next to St. Augustine which will be a gate community with 25 single family homes. The ACC has reviewed the plans and elevations and is working with the developer on the final approval of the lots.



# Capital Improvements 2017

## Aquatic Facilities

- Swim Center – Replaced the dive blocks
- Swim Center Furniture
- Swim Center Park - Replaced the Basketball Goals
- Community Center – Resurfaced the splash pad
- Community Center – Replaced the splash pad fencing



# Capital Improvements 2017

## Common Areas

- Bed upgrades
- Irrigation infrastructure improvements
- Rockwork installation throughout Circle C
- Tree planting
- Barstow Park area – planting wildflowers and added rock along the sidewalk
- GreyRock open space – planted wildflower seeds on both sides of trail



# Community Center and Pool

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

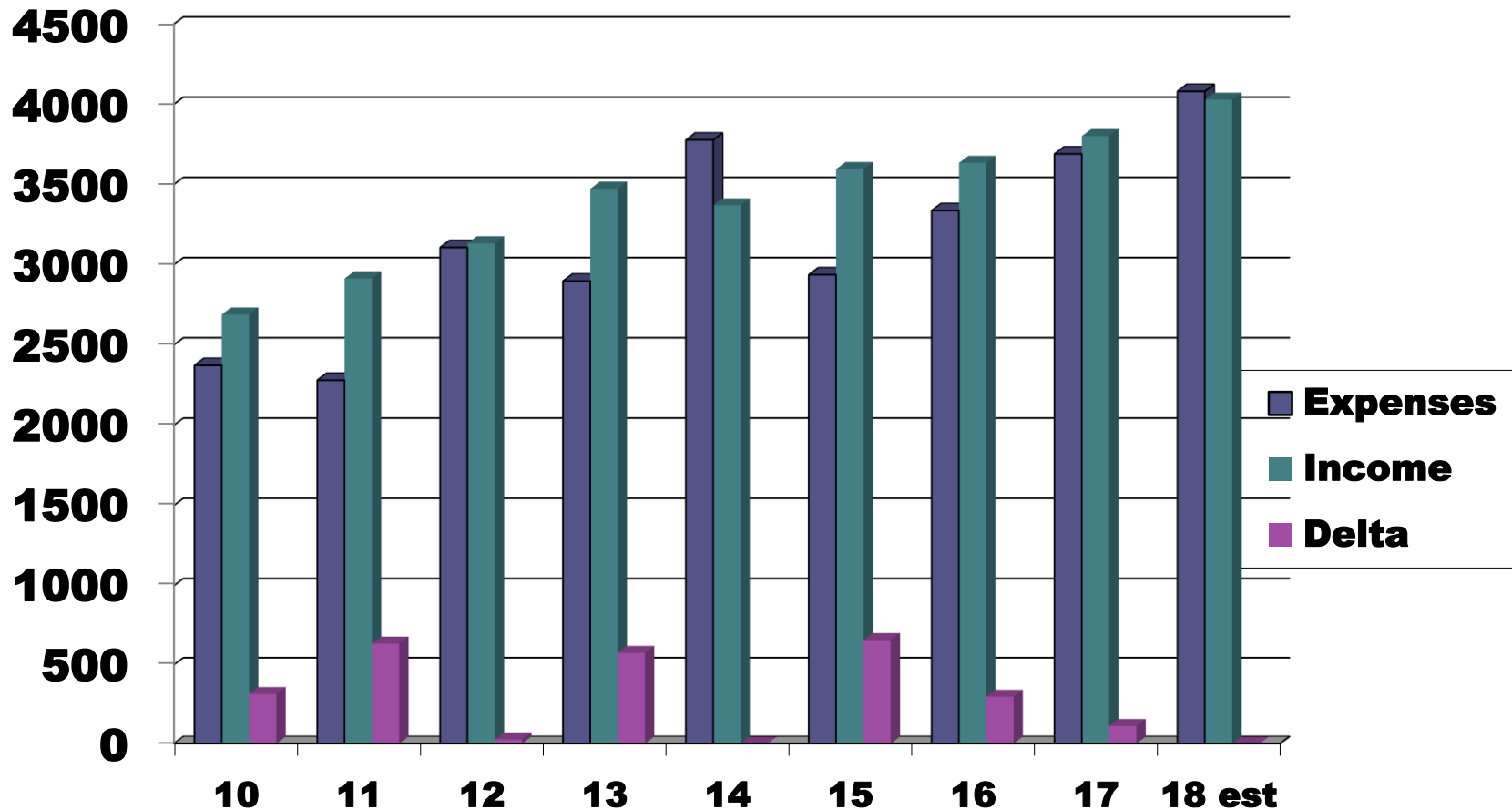


# Financial Report

- Russ Hodes, *CCHOA Treasurer*



# Historical Income & Expenses



Accounts are shown in the \$1,000's



# Income

## Actuals vs Budget 2017

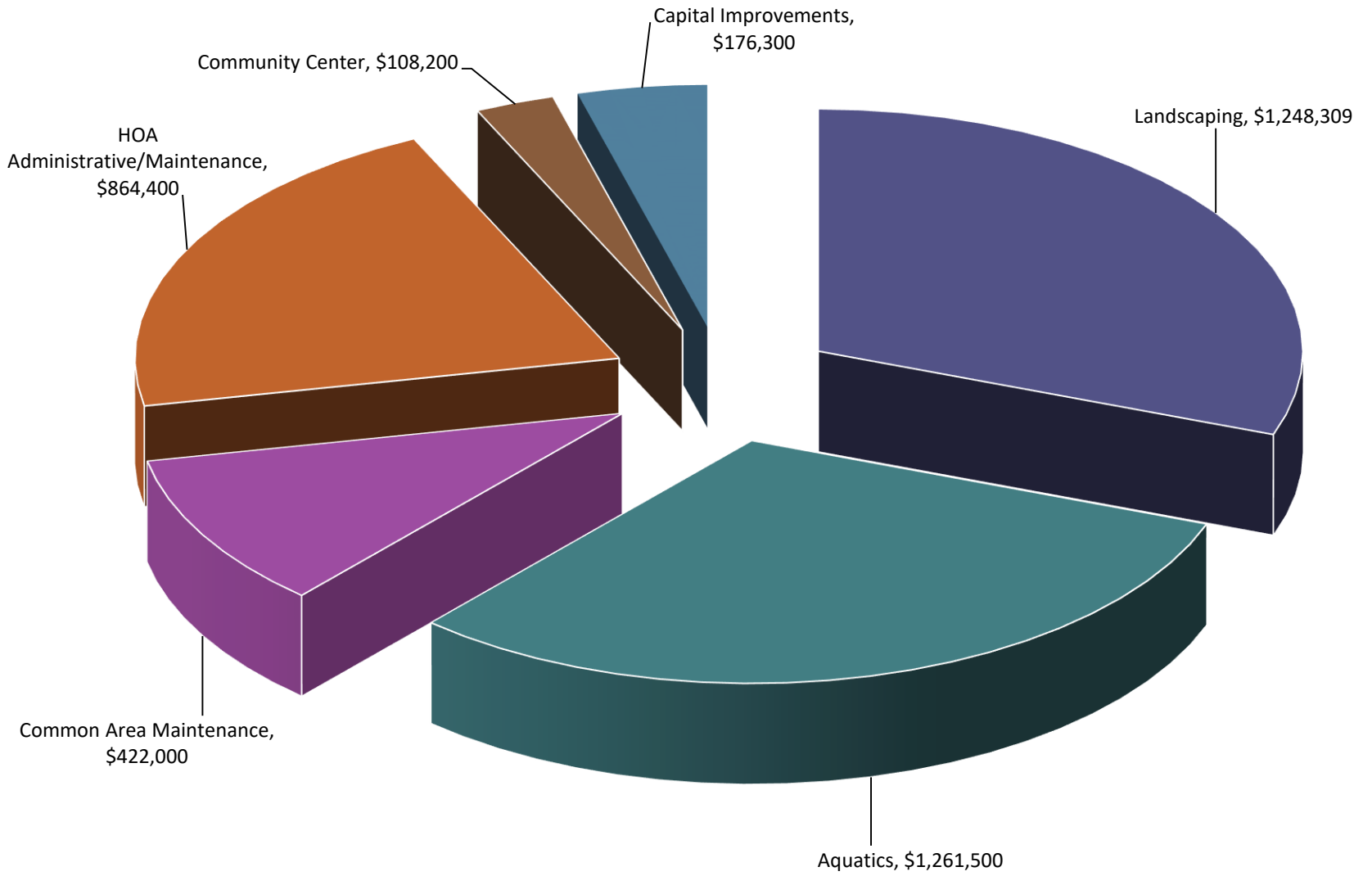
<u>Category</u>	<u>% (+/-)</u>	<u>Amount</u>
Homeowner Income	+1.58%	+\$ 51,503
Aquatics Income	- 13.7%	- \$ 51,300
Architectural Review	+63.5%	+\$ 31,775
Community Ctr Rentals	+25.5%	+\$ 11,494
Rental Income	- 8%	-\$ 1,122
Landscape Reimbursements	- 84.6%	-\$ 97,000



# Expense

## Actuals vs Budget 2017

<b><u>Category</u></b>	<b><u>%(+/-)</u></b>	<b><u>Amount</u></b>
Landscaping	- 2.5%	-\$ 30,126
Commons Area Services	- 2.19%	-\$ 8,355
Aquatics Facilities	- 12.3%	-\$ 163,504
HOA/Maintenance Operations	- 12.6%	-\$ 33,069
Taxes/Legal Fees	+48.8%	+\$ 8,067
Insurance	- 17.4%	-\$ 17,367
Community Center	- 0.6%	-\$ 643
Capital Projects	+ 4.3%	+\$ 5,212
Financial Management	+ 9.1%	-\$ 13,063



# Reserve Funds

Reserve Fund Balance at 12/31/17: \$507,927

# Collections Status

How does the HOA keep the 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.

# Volunteer Recognition

- Natalie Placer-McClure, *CCHOA President*
- *Acknowledgment of outgoing board members, Kim Ackermann and Steve Urban.*



# Austin Police Dept.

Officer Jeffrey Binder

Senior Police Officer

Region 4 District Representative

# Open Forum

