

CCHOA Board Meeting Agenda
30 August 2023, 6:30pm
Circle C Community Center via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of July 26, 2023 board meeting minutes *Joanne Kinzer*
- IV. Homeowner Forum (3 min each)
(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to info@circlecranch.info at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. July YTD Financials
 - b. Landscape Report, *Karen Hibpshman*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Karen Hibpshman*
- VI. Discussion Items
 - a. 2023 Legislative Changes
 - b. The Board is considering amending the Bylaws
 - c. Short-Term Rental (STR)
 - d. Swimming Pools
 - e. Escarpment Loop
 - f. 2024 Draft Budget
- VII. Action Items
 - a. Texas Gas Easement & ROW Agreement
 - b. Ratify the extended Fall Hours vote
 - c. Swimming Pools
 - d. CCN Project budget adjustment

VIII. Adjourn Public Meeting

IX. Executive Session

Attachments

- 1. July 2023 Board Meeting Minutes
- 2. General Report (including YTD Financials)
- 3. Landscape Report
- 4. Aquatics Report
- 5. Maintenance Report

Circle C Homeowners Association
Board Meeting Minutes
July 26, 2023

1. The CCHOA Board of Directors convened on July 26, 2023, at the Community Center and via video conferencing (Zoom). Kimberly De La Garza called the meeting to order at 6:37p.m. In attendance were board members Stephen Bega, Kimberly De La Garza, David Lachance and Joanne Kinzer. Mark Blanton and Paul Oveisi joined via Zoom. CHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director) and Brody McKinley (Aquatics Director) were present.
2. Kimberly presented the July 26, 2023 agenda. Karen asked the board to table items e and f under Action Items. Kimberly motioned to table items e & f and accept the agenda with those changes. Joanne seconded the motion. All were in favor and the motion passed.
3. Kimberly presented the June 26, 2023 Board of Directors Meeting Minutes. Joanne motioned to approve the minutes as written. David seconded the motion. All were in favor and the motion passed.
4. Kimberly introduced the Homeowner Forum. No Homeowners were signed up for the Homeowner Forum.
5. Karen provided the management report and the YTD Financials.
6. Karen presented the landscaping report.
7. Brody presented the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item was the Storm Damage Update. We have completed the rest of the storm damage cleanup/trimming. We have not addressed the greenbelt areas unless there was a tree or limb that was in danger of falling on a house or fence.
10. The second discussion item was the 2023 Legislative changes. Karen discussed the items that the board will need to adopt including an updated fining policy to be in compliance with the Legislative changes.
11. The third discussion item was the Board is considering amending the Bylaws. These amendments will be to include updating the voting and meeting options. The board will review and provide any additional changes. Karen will reach out to the association's attorney to clarify on the amendment vote.
12. The fourth discussion item was the Code of Conduct. After reviewing the original Code of Conduct, the board will not make a change.

13. The fifth discussion item was Short-term Rental (STR). Karen has stayed in touch with the neighbors who originally brought the issue to the board. Code has been involved on the noise complaint and explained the importance of reporting to 311 so that it stays on the list to check on the weekends. Karen will touch base with Airbnb on the complaint that was filed in June.
14. The sixth discussion item Swimming Pools. Karen provided the board with a list of items that had been discussed over the last month. Mark Blanton was concerned over us charging for nannies who take the residents children to the pool. Currently the policy is a resident can submit an application for a Temporary Nanny or purchase Guest Pass's that remain on your account for your nanny to use. The suggestion was made to suspend the charge for nannies for the month of August and re-evaluated after the summer swim season.
15. The first action item was the Board Appointment. Trinh Bartlett resigned from the board at the end of June. Karen reached out to the candidates who ran for the board but were not elected. Ray Olah declined the offer but John LaBarge was still interested in serving on the board. Joanne motioned to appoint John LaBarge to Trinh's remaining term on the board. David seconded the motion. All were in favor and the motion passed.
16. John joined the board at 8:40pm
17. The second action item the Texas Gas Easement. Karen has been talking with the association's attorney and Kimberly De La Garza. Due to the gas line place in the easement behind the homes and the proposed regulatory station, it was advised the HOA engage an attorney who is familiar with these types of eminent domain. Karen reached out to Dan Foster who was recommended and he was on vacation. Kimberly reached out to Jean Phillips who was also recommended to handle the eminent domain. Joanne motioned to engage Jean Phillips to handle the Texas Gas easement agreement. Kimberly seconded the motion. All were in favor and the motion passed.
18. The third action item was the OHAN representative. Karen reached out to Russ Hodes to see if he would be interested in serving as the Circle C representative and he would like to. Stephen motioned to appoint Russ Hodes as the Circle C OHAN representative. Joanne seconded the motion. All were in favor and the motion passed.
19. The fourth action item was Swimming Pools. Joanne motioned to table. Mark seconded the motion. All were in favor and the motion passed.
20. Kimberly motioned to adjourn the Public Meeting at 8:56 pm. David seconded the motion. All were in favor and the motion passed.
21. No executive session.

**Circle C Homeowners Association
 Manager's Report
 July 25, 2023 – August 25, 2023**

**Violation Report
 July 25, 2023 – August 25, 2023**

	July 25, 2023 – August 25, 2023		July 25, 2022- August 26, 2022	
320 Violations			208	
Rubbish/Debris	86	26.88%	32	15.38%
Front Yard Maintenance	120	37.50%	82	39.42%
Architectural	11	3.44%	40	19.23%
Vehicle Storage	16	5.0%	3	1.44%
Repair of Exterior Damages	25	7.81%	9	4.33%
Exterior Lighting	6	1.88%	11	5.29%
Driveway	2	1.04%	0	0.0%
Fencing	1	0.63%	3	1.44%
Use Limitations	0	0.0%	17	8.17%
Recreational Equipment	33	10.31%	0	0.0%
Offensive Activities	0	0.0%	2	0.96%
Common Properties	0	0.0%	0	0.0%
Maintenance	10	3.13%	8	3.85%
Abutting Landscaping	0	0.00%	1	0.48%

320 Violations by Stage			208 Violations by Stage		
Stage 1/Cooperative Letters	275	85.93%	155	74.51%	
Stage 2 Letters	36	11.25%	40	19.23%	
Stage 3 Letters	8	2.5%	13	6.25%	
Stage O	1	0.31%	0	0.0%	

320 Violation Updates/Creates			208 Violation Updates/Creates		
On Hold			7	3.37%	
Closed	143	44.69%	92	44.23%	
New	98	51.04%	49	23.56%	
Escalated	17	8.85%	57	27.40%	
Re-Opened	5	2.60%	3	1.44%	
Attorney			0	0.00%	

Administration

25 New Homeowner Packets mailed July 22nd – August 18th.

Financial

AP checks were signed on August 21st with Terri Giles

Upcoming Special Events

Sept 1st – Farmers Market return on Friday's

Sept 4th – Bulk Item Pick-up – South of Slaughter Lane

Sept 4th – Labor Day

HOA Office Closed

Pools open Holiday Hours

Sept 15th – Food Trailer Night

Sept 27th – Sept Board Meeting

Project/Updates

- There are still issues from the Verizon project that are still being repaired. Irrigation wiring is still an issue and not 100%.
- Accident on La Crosse on July 5th. Insurance paid the claim in full.
- We have partnered with the City of Austin for a “Varsity Program” (55+) at the Community Center on Monday, Wednesday and Friday mornings. They are working on getting me a monthly calendar to publish on trips and events are being planned.
- The city will start the remaining part of the corridor project. I am continuing to work with the corridor folks and the shared Use Path project from Barstow to MoPac and the start date was delayed due to permitting issues. From the new plans, it appears that they will be pinching down the sidewalk around trees and also utility boxes. In locations where we need a sleeve under the sidewalk, we will provide the sleeves to ensure we are able to access the irrigation. The intersection at Escarpment/Slaughter, they are bidding out the project Oct 2023? Construction could start February 2024. They will be installing a pond in the southeast corner of Slaughter/Escarpment for this project and the entrance will be off of Slaughter Lane.
- Will be sending out the 2nd billing for the Commercial HOA, Rowell HOA and Cove @ Circle C HOA in September.
- Received an email the USPS is no longer taking responsibility for any of the Cluster Box Units (CBU). This includes repair and replacement. For repairs, we will have to coordinate with the USPS for them to open the boxes, empty them of mail and once repairs are done, the USPS will resecure the mailboxes. The same will be for the replacement of any CBU's.
- The phones at the Swim Center have been changed. The new number is 512-363-5578.
- We continue to use the Circle C Ranch HOA Facebook page along with the website to get information out to the residents.

- **Capital Projects**

2023 Capital Budget Projects include:

SC – Pool. Covers	Will order in August
SC – Lane Lines	Ordered
SC – Lounge Chairs	Completed
SC – Benches/Tables	Ordered
CC – Lounge Chairs	Completed
CC- Refinish Splash Pad Features \$4,500 from 2022 Budget	Completed
Splash Pad Surface/Bollard Repair	Completed
CC-Replace Rails/Repair Decking	Materials Orders
SC – AC Replacement	Completed
CC – Replace Grinder Pumps	Completed
Node Clock Replacement	Started
Rock Work	Not Started
Plant Replacement	
Escarpment Project	Working on some alternatives that will be more affordable
CCN Improvement	They are currently potholing along Barstow to locate all the utilities and gas lines. Contractor is in touch daily
Construction Repairs	Repairs due to construction have been done at Bernia, Trissino, Slaughter, La Crosse, Escarpment and Archeleta.

Current or Future Projects

- Irrigation Infrastructure
- Signage
- Monuments
- Landscape Prep
- Expansion of CCCC pool
- Phase II

2023 CCHOA INCOME BUDGET

Category	Subcategory	2023 Budget	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Totals	%
Homeowner Income	Homeowner Dues	\$4,470,000	\$29,483.04	\$1,168,979.37	\$670,704.38	\$122,908.45	\$244,432.75	\$94,741.60	\$1,315,946.25	\$3,647,195.84	82%
Homeowner Income	Resale Certificates	\$30,075	\$2,700.00	\$2,925.00	\$4,725.00	\$4,725.00	\$4,725.00	\$5,850.00	\$5,175.00	\$30,825.00	102%
Homeowner Income	Transfer Fees I0come	\$55,125	\$1,400.00	\$1,925.00	\$2,800.00	\$2,625.00	\$4,375.00	\$4,375.00	\$4,200.00	\$21,700.00	39%
Homeowner Income	Late Fees Collected	\$25,000	\$616.49	\$2,385.58	\$1,157.08	\$2,164.20	\$7,477.31	\$4,108.02	\$2,826.68	\$20,735.36	83%
Homeowner Income	Lien Admin Fees Income	\$420	\$14.00	\$276.00	\$327.46	\$276.00	\$138.00	\$125.00	\$69.00	\$1,225.46	292%
Homeowner Income	Filing Fee Income	\$1,680	\$56.00	\$241.54	\$280.00	\$340.97	\$120.03	\$280.00	\$56.00	\$1,374.54	82%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	50%
Homeowner Income Total		\$4,582,350	\$34,269.53	\$1,176,732.49	\$679,993.92	\$133,064.62	\$261,268.09	\$109,479.62	\$1,328,272.93	\$3,723,081.20	81%
Architectural Review Incom	Architectural Review I0come	\$10,000	\$1,140.00	\$960.00	\$1,215.00	\$940.00	\$955.00	\$1,240.00	\$760.00	\$7,210.00	72%
Architectural Review I0come Total		\$10,000	\$1,140.00	\$960.00	\$1,215.00	\$940.00	\$955.00	\$1,240.00	\$760.00	\$7,210.00	72%
Rental Income	Office Rent	\$9,000	\$0.00	\$1,834.11	\$0.00	\$0.00	\$1,834.11	\$0.00	\$0.00	\$3,668.22	41%
Rental Income	Grill Rent	\$6,600	\$1,100.00	\$525.30	\$0.00	\$1,575.90	\$0.00	\$0.00	\$1,050.60	\$4,251.80	64%
Rental Income Total		\$15,600	\$1,100.00	\$2,359.41	\$0.00	\$1,575.90	\$1,834.11	\$0.00	\$1,050.60	\$7,920.02	51%
Aquatics Income	Pool Programs	\$60,000	\$2,112.00	\$3,180.00	\$2,815.00	\$2,247.00	\$20,905.50	\$10,553.92	\$8,437.00	\$50,250.42	84%
Aquatics Income	Pool Programs - Swim Team	\$136,500	\$15,390.00	\$15,233.00	\$14,132.50	\$15,636.50	\$18,144.11	\$11,601.50	\$8,640.00	\$98,777.61	72%
Aquatics Income	Facility Income	\$35,000	\$5,139.34	\$8,971.80	\$1,012.00	\$9,617.00	\$7,850.50	\$9,368.93	\$5,970.00	\$47,929.57	137%
Aquatics Income Total		\$231,500	\$22,641.34	\$27,384.80	\$17,959.50	\$27,500.50	\$46,900.11	\$31,524.35	\$23,047.00	\$196,957.60	85%
CCCC Income	CCCC Facility Rentals	\$50,000	\$7,300.00	\$6,207.50	\$9,020.00	\$4,413.75	\$11,243.50	\$9,648.75	\$9,142.50	\$56,976.00	114%
CCCC Income Total		\$50,000	\$7,300.00	\$6,207.50	\$9,020.00	\$4,413.75	\$11,243.50	\$9,648.75	\$9,142.50	\$56,976.00	114%
Landscape Reimbursements	Stratus Reimb	\$109,000	\$0.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$0.00	\$0.00	\$54,500.00	50%
Landscape Reimbursements	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Landscape Reimbursements Total		\$126,600	\$0.00	\$0.00	\$0.00	\$54,500.00	\$0.00	\$0.00	\$0.00	\$54,500.00	43%
Credit Card Rewards		\$0	\$0.00	\$0.00	\$7,500.00	\$2,000.00	\$0.00	\$0.00	\$500.00	\$10,000.00	#DIV/0!
Miscellaneous	Interest Income	\$15,000	\$5,421.11	\$12,182.71	\$7,360.93	\$12,462.50	\$8,698.79	\$7,870.62	\$14,867.48	\$68,864.14	459%
Miscellaneous	Sales Tax Discount	\$0	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.30	
Miscellaneous Total		\$15,000	\$5,421.41	\$12,182.71	\$14,860.93	\$14,462.50	\$8,698.79	\$7,870.62	\$15,367.48	\$78,864.44	526%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$15,000	\$0.00	\$0.00	\$0.00	\$0.00	\$9,007.05	\$0.00	\$0.00	\$9,007.05	60%
Rowell Reimbursement	The Rowell HOA	\$110,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,897.12	\$0.00	\$55,897.12	51%
Rimbursement Total		\$125,000	\$0.00	\$0.00	\$0.00	\$0.00	\$9,007.05	\$55,897.12	\$0.00	\$64,904.17	52%
Grand Total		\$5,156,050.00	\$71,872.28	\$1,225,826.91	\$723,049.35	\$236,457.27	\$339,906.65	\$215,660.46	\$1,377,640.51	\$4,190,413.43	81%

2023 CCHOA EXPENSE BUDGET

Category	Subcategory	2023 Budget	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,510,634	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$125,888.25	\$881,217.75	58%
Commons Area Services	Contract Landscape SC	\$38,606	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$22,520.75	58%
Commons Area Services	Contract Landscape CCCC	\$38,606	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$3,217.25	\$22,520.75	58%
Commons Area Services	Contract Landscape AV	\$27,376	\$2,281.41	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$2,281.47	\$15,970.23	58%
Common Area Services	Contract Landscape GR	\$27,376	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$2,281.41	\$15,969.87	58%
Common Area Services	Common Area Holiday Lighti	\$53,116	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Commons Area Services	Landscape Repairs	\$140,000	\$6,708.00	\$19,749.20	\$11,773.26	\$12,324.19	\$10,185.84	\$11,407.94	\$16,770.59	\$88,919.02	64%
Commons Area Services	Landscape Water Utilities	\$255,000	\$7,269.44	\$6,474.85	\$5,096.10	\$6,736.68	\$7,303.89	\$17,436.14	\$36,435.38	\$86,752.48	34%
Commons Area Services	COA Water Utility Complianc	\$8,000	\$6,014.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,014.18	75%
Common Area Services	Landscape Electric Utilities	\$36,000	\$3,234.98	\$2,847.78	\$3,007.38	\$2,932.14	\$3,189.85	\$3,177.11	\$3,052.01	\$21,441.25	60%
Common Area Services	Tree Care	\$75,000	\$0.00	\$1,426.19	\$0.00	\$0.00	\$18,471.40	\$7,730.00	\$6,780.00	\$34,407.59	46%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$0.00	\$0.00	\$196.10	\$0.00	\$0.00	\$0.00	\$0.00	\$196.10	2%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$476.30	\$421.53	\$3,241.63	\$0.00	\$0.00	\$0.00	\$0.00	\$4,139.46	34%

Common Area Services	Neighborhood Maint & Repa	\$24,000	\$60.56	\$716.50	\$10,772.05	\$3,358.97	\$0.00	\$494.12	\$420.45	\$15,822.65	66%
Common Area Services	Non Contract Landscape - St	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,934.84	\$0.00	\$8,934.84	45%
Commons Area Services Total		\$2,273,714	\$160,649.03	\$168,521.68	\$170,972.15	\$162,237.61	\$176,036.61	\$186,065.78	\$200,344.06	\$1,224,826.92	54%
Aquatics Facilities	Administrative	\$65,000	\$4,047.24	\$6,586.28	\$5,326.70	\$4,072.18	\$5,242.50	\$4,208.85	\$5,006.68	\$34,490.43	53%
Aquatics Facilities	Supplies - Pool	\$27,500	\$2,594.02	\$1,716.95	\$1,025.45	\$725.51	\$546.83	\$597.26	\$2,324.07	\$9,530.09	35%
Aquatics Facilities	Supplies - Chemicals	\$95,000	\$2,445.38	\$6,051.40	\$4,026.74	\$7,491.53	\$7,104.19	\$7,188.21	\$11,537.44	\$45,844.89	48%
Aquatics Facilities	Supplies & Fees - Swim Team	\$19,000	\$3,463.40	-\$407.38	\$911.25	\$1,959.53	\$1,023.28	\$216.91	\$1,385.11	\$8,552.10	45%
Aquatics Facilities	Maintenance - Pool	\$125,400	\$8,778.12	\$10,038.92	\$15,705.32	\$5,256.23	\$15,056.10	\$4,062.27	\$11,921.23	\$70,818.19	56%
Aquatics Facilities	Maintenance - Building	\$86,200	\$4,276.02	\$7,208.57	\$8,431.71	\$4,683.19	\$3,897.71	\$4,608.36	\$10,181.98	\$43,287.54	50%
Aquatics Facilities	Payroll - Staff	\$954,650	\$31,482.30	\$40,240.79	\$83,053.03	\$60,435.18	\$89,979.95	\$163,321.86	\$194,480.56	\$662,993.67	69%
Aquatics Facilities	Payroll - Programming Staff	\$49,950	\$77.86	\$401.31	\$1,388.39	\$1,900.26	\$3,243.34	\$4,779.56	\$6,610.51	\$18,401.23	37%
Aquatics Facilities	Payroll - Swim Team	\$144,600	\$7,751.24	\$8,283.88	\$14,134.96	\$9,659.53	\$9,902.59	\$7,945.09	\$7,883.42	\$65,560.71	45%
Aquatics Facilities	SC-Utilities - Water	\$30,000	\$1,951.17	\$2,180.04	\$2,048.06	\$2,267.57	\$2,100.09	\$2,074.23	\$2,546.51	\$15,167.67	51%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$100.85	\$685.84	\$431.32	\$100.85	\$815.25	\$175.72	\$240.61	\$2,550.44	28%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$160.37	\$231.10	\$180.13	\$197.61	\$246.64	\$159.73	\$246.27	\$2,099.85	47%
Aquatics Facilities	SC-Utilities - Electric	\$33,000	\$1,891.51	\$1,948.76	\$2,089.23	\$1,620.51	\$2,162.59	\$2,248.58	\$1,756.28	\$13,717.46	42%
Aquatics Facilities	Avana - Utilities- Electric	\$16,000	\$643.00	\$469.85	\$818.17	\$645.68	\$873.64	\$926.91	\$1,035.58	\$5,412.83	34%
Aquatics Facilities	GR -Utilities-Electric	\$9,000	\$478.68	\$528.22	\$456.72	\$448.23	\$461.41	\$438.65	\$494.32	\$3,306.23	37%
Aquatics Facilities	Utilities - Natural Gas	\$52,000	\$5,493.65	\$8,921.80	-\$508.92	\$1,012.89	\$1,486.76	\$744.87	\$149.21	\$17,300.26	33%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$575.53	\$575.53	\$580.55	\$580.55	\$580.55	\$580.55	\$580.55	\$4,053.81	27%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$261.67	\$262.37	\$976.94	\$261.41	\$260.84	\$261.03	\$261.36	\$2,545.62	51%
Aquatics Facilities	GR- Telephone/Internet	\$5,000	\$282.08	\$269.02	\$973.58	\$258.06	\$257.49	\$262.68	\$263.01	\$2,565.92	51%
Aquatic Facilities Total		\$1,745,800	\$76,754.09	\$96,193.25	\$142,049.33	\$103,576.50	\$145,919.75	\$204,801.32	\$258,904.70	\$1,028,198.94	59%
Circle C Community Center	Utilities - Water	\$27,000	\$344.53	\$387.88	\$357.30	\$497.18	\$491.35	\$604.99	\$927.69	\$3,610.92	13%
Circle C Community Center	Utilities - Electric	\$26,000	\$1,581.99	\$984.20	\$1,688.36	\$1,426.23	\$1,502.96	\$1,729.11	\$2,178.79	\$11,091.64	43%
Circle C Community Center	Utilities - Telephone/Interne	\$9,000	\$676.63	\$676.64	\$685.00	\$685.00	\$685.00	\$685.00	\$685.00	\$4,778.27	53%
Circle C Community Ctr	Events Payroll	\$8,500	\$275.96	\$505.96	\$1,069.22	\$590.42	\$780.33	\$830.96	\$359.08	\$4,411.93	52%
Circle C Community Center	Maintenance - Building	\$61,500	\$1,628.51	\$3,779.56	\$2,235.40	\$2,269.60	\$2,080.79	\$3,076.21	\$4,092.25	\$19,162.32	31%
Circle C Community Ctr Total		\$132,000	\$4,507.62	\$6,334.24	\$6,035.28	\$5,468.43	\$5,540.43	\$6,926.27	\$8,242.81	\$43,055.08	33%
Maintenance Operations	Office Supplies	\$1,200	\$150.47	\$0.00	\$0.00	\$138.56	\$0.00	\$0.00	\$127.98	\$417.01	35%
Maintenance Operations	Employee Education	\$1,200	\$215.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215.00	18%
Maintenance Operations	Uniforms	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Safety Equip/Supplies	\$1,400	\$0.00	\$110.64	\$38.94	\$0.00	\$273.69	\$0.00	\$0.00	\$423.27	30%
Maintenance Operations	Maintenance Payroll	\$225,000	\$15,897.88	\$15,897.88	\$23,846.82	\$15,897.88	\$15,897.88	\$15,897.88	\$15,897.88	\$119,234.10	53%
Maintenance Operations	Pool Tech	\$95,000	\$4,197.70	\$4,197.70	\$6,296.55	\$4,197.70	\$4,884.45	\$5,128.95	\$5,085.45	\$33,988.50	36%
Maintenance Operations	Payroll Taxes	\$20,000	\$1,784.58	\$952.05	\$1,916.60	\$1,276.73	\$1,286.27	\$1,305.55	\$1,305.22	\$9,827.00	49%
Maintenance Operations	Computer/Software	\$1,400	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Tools/Supplies	\$5,000	\$556.56	\$1,488.02	\$20.00	\$96.14	\$86.57	\$1,164.72	\$0.00	\$3,412.01	68%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations Total		\$352,900	\$22,802.19	\$22,646.29	\$32,118.91	\$21,607.01	\$22,428.86	\$23,497.10	\$22,416.53	\$167,516.89	47%
HOA Operations	Office Supplies	\$9,000	\$457.23	\$44.82	\$764.17	\$178.71	\$88.76	\$1,139.27	\$941.96	\$3,614.92	40%
HOA Operations	Equip & Maintenance	\$18,000	\$341.27	\$437.11	\$366.66	\$1,363.70	\$131.84	\$229.63	\$68.20	\$2,938.41	16%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$426.31	\$1,643.54	-\$3,805.69	\$4,580.88	\$173.50	\$159.20	\$152.95	\$3,330.69	42%
HOA Operations	Postage	\$20,000	\$2,993.37	\$2,136.36	\$572.51	\$858.45	\$410.55	\$7,976.82	\$2,196.53	\$17,144.59	86%
HOA Operations	Web Operations	\$3,000	\$69.79	\$1,071.11	\$305.30	\$193.81	\$38.40	\$738.63	\$166.32	\$2,583.36	86%
HOA Operations	Printing	\$5,000	\$2,400.03	\$144.38	\$0.00	\$0.00	\$0.00	\$2,795.90	\$123.58	\$5,463.89	109%
HOA Operations	HOA Meetings	\$5,000	\$2,988.31	\$127.92	\$445.48	\$127.92	\$297.47	\$0.00	\$127.92	\$4,115.02	82%
HOA Operations	Deed Restrictions	\$5,000	\$719.45	\$0.00	\$0.00	\$719.45	\$0.00	\$0.00	\$719.45	\$2,158.35	43%
HOA Operations	HOA Special Events	\$45,000	\$0.00	\$2,073.53	\$4,469.45	\$3,167.95	\$4,277.67	\$2,720.77	\$0.00	\$16,709.37	37%
HOA Operations	Professional Fees	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,307.43	\$0.00	0%
HOA Operations	Reserve Study Update	\$5,500	\$2,675.00	\$0.00	\$0.00	\$2,675.00	\$0.00	\$0.00	\$0.00	\$5,350.00	97%
HOA Operations Total		\$125,500	\$13,070.76	\$7,678.77	\$3,117.88	\$13,865.87	\$5,418.19	\$15,760.22	\$5,804.34	\$64,716.03	52%
Financial Management	Management Services	\$115,000	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$9,276.30	\$64,934.10	56%
Financial Management	Resale Certificate	\$13,350	\$450.00	\$850.00	\$650.00	\$1,100.00	\$1,150.00	\$1,200.00	\$1,050.00	\$6,450.00	48%
Financial Management	Lien Filing Administrative Fee	\$4,500	\$840.00	\$1,400.00	\$104.00	\$156.00	\$104.00	\$0.00	\$156.00	\$2,760.00	61%

Financial Management	Bank Fees	\$40,000	\$2,982.49	\$2,178.25	\$12,103.42	\$9,155.60	\$3,645.01	\$6,091.67	-\$1,355.83	\$34,800.61	87%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$2,259.74	\$1,518.00	\$3,001.50	\$1,817.50	\$1,046.00	\$0.00	\$9,642.74	96%
Financial Management Total		\$182,850	\$13,548.79	\$15,964.29	\$23,651.72	\$22,689.40	\$15,992.81	\$17,613.97	\$9,126.47	\$118,587.45	65%
HOA Management	Management Payroll	\$225,000	\$15,996.89	\$16,973.64	\$23,647.71	\$15,883.14	\$15,506.64	\$15,506.64	\$15,506.64	\$119,021.30	53%
HOA Management	Management Payroll Taxes	\$20,000	\$1,826.68	\$1,073.12	\$1,986.53	\$1,322.96	\$1,317.75	\$1,341.66	\$1,302.58	\$10,171.28	51%
HOA Management	Mileage Reimbursement	\$6,000	\$351.74	\$454.57	\$677.04	\$577.06	\$527.80	\$410.95	\$627.85	\$3,627.01	60%
HOA Management	Insurance Stipend	\$60,000	\$4,729.33	\$3,722.77	\$3,219.49	\$3,722.77	\$3,722.77	\$3,722.77	\$3,722.77	\$26,562.67	44%
HOA Management	Cont Ed & Skills Enhancement	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
HOA Management Total		\$313,000	\$22,904.64	\$22,224.10	\$29,530.77	\$21,505.93	\$21,074.96	\$20,982.02	\$21,159.84	\$159,382.26	51%
Architectural Review Expenses	Architectural Review Expenses	\$8,000	\$969.00	\$816.00	\$1,032.75	\$799.00	\$811.75	\$1,054.00	\$646.00	\$6,128.50	77%
Architectural Review Expenses Total		\$7,500	\$969.00	\$816.00	\$1,032.75	\$799.00	\$811.75	\$1,054.00	\$646.00	\$6,128.50	82%
Legal Services	Legal Services	\$20,000	\$590.00	\$95.00	\$380.00	\$0.00	\$1,100.00	\$0.00	\$5,977.50	\$8,142.50	41%
Legal Services Total		\$20,000	\$590.00	\$95.00	\$380.00	\$0.00	\$1,100.00	\$0.00	\$5,977.50	\$8,142.50	41%
Taxes	Property	\$5,500	\$9,986.25	\$11.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,997.57	182%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,403.94	\$0.00	\$5,403.94	#DIV/0!
Taxes Total		\$5,500	\$9,986.25	\$11.32	\$0.00	\$0.00	\$0.00	\$5,403.94	\$0.00	\$15,401.51	280%
Insurance	General, Property, Boiler & A	\$85,500	\$7,381.91	\$7,381.91	\$7,381.91	\$7,381.91	\$7,381.91	\$7,381.90	\$100.00	\$44,391.45	52%
Insurance	Auto	\$6,000	\$471.00	\$471.00	\$471.00	\$471.00	\$471.00	\$471.00	\$0.00	\$2,826.00	47%
Insurance	D & O Insurance	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,155.00	\$13,155.00	110%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,150.33	\$17,616.00	\$6,465.67	40%
Insurance Total		\$119,500	\$7,852.91	\$7,852.91	\$7,852.91	\$7,852.91	\$7,852.91	-\$3,297.43	\$30,871.00	\$66,838.12	56%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Community Enhancement	Association Memberships	\$2,000	\$50.00	\$0.00	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230.00	12%
Community Enhancement Total		\$3,000	\$0.00	\$0.00	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00	6%
Reserve Transfer		\$0	\$0.00								
Grand Total		\$5,281,264	\$333,635	\$348,338	\$416,922	\$359,603	\$402,176	\$478,807	\$563,493	\$2,902,974	55%

Expected Reserve Expenditures and Capital Improvement for 2023

YTD

SC Pool Covers	\$8,000	\$0.00
SC - Lane Lines	\$10,000	\$10,689.82
SC - Lounge Chairs	\$2,000	\$2,000.00
SC - Partial Replacement of Benches/Tables	\$12,000	\$0.00
CC - Lounge Chairs	\$2,500	\$2,323.88
CC - Refinish Splash Pad	\$4,500	\$3,586.82
Splash Pad Surface/Bollard Repair	\$6,000	\$6,775.12
CC - 2 Sewage Grinder Pumps	\$12,000	\$16,106.00
CC - Replace Rails/Repair Decking	\$4,000	\$0.00
SC - AC Replacement	\$12,000	\$10,691.40
Node Clock Replacement	\$75,000	\$78,093.75
Rock Work	\$25,000	\$0.00
Escarpment Project	\$500,000	\$0.00
CCN Improvement	\$200,000	\$51,653.32
Construction Repairs	\$50,000	\$27,760.14
Storm Damage	\$0	\$425,568.23
Avana Pool Leak Repair	\$0	\$13,800.00
Total	\$923,000	\$649,048.48

Total Capital Budget Projects	\$923,000.00	\$649,048.48
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Grand Total Expenses	\$6,204,264.00	
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**Circle C Landscape
August 2023 Report**



Weather

Rainfall: 0.04"
Temperature: 78-108°F
Drought Status: Exceptional Drought (D4)
General: Unprecedented heat, continuous excessive heat warning, with only one day under 100°F.

Irrigated Areas and Impact of Excessive Heat

Austin stage 2 watering restrictions enacted 08/15.

- Above ground irrigation (sprays, rotors) - 1 day per week 12am-5am and 7pm-12am.
- Drip irrigation, tree bubblers and hand watering (from tank or hose) are exempt from restrictions.

Impact on Landscaped Areas

Excessive heat and drought conditions continue to affect vegetation. Plants and trees that have browned out are generally alive, however with successive weather events many are stressed, and there has been some loss.

Vegetation cycle of evapo-transpiration has been disrupted due to heat. Vegetation looks better in the early morning but wilted by afternoon. Zoysia and Bermuda grass browns out and goes dormant during the summer. When a node clock or section of irrigation goes out vegetation crisps and browns out rapidly, particularly with increased watering restrictions.

Drip Irrigation Areas

Areas with drip irrigation continue to water regularly and result in the healthiest vegetation on the property. The largest sections of drip are found inside parts of Avana, Greyrock, and Spruce Canyon as well as the entrance monument at the Slaughter/Escarpment intersection.

Maintenance Services

Ongoing activities: Mowing, mulching. Pre-emergent weed treatment in beds, nut sedge and standard weed treatment in select/repeat areas.

Completed services: Bed weeding, trimming.

Outlying areas serviced: Rough cutting of karst, greenbelt, and drainage areas. CCCC filter pond and outlying mail centers.

Additional Activities Performed

- Hand watering in areas that are fully landscaped but have no water source
- Hand watering with mycorrhiza treatment on trees throughout the property
- Irrigation system has been set to run the maximum allowed time under new watering restrictions. This is very little for above ground irrigation and not sufficient to keep plants and turf in good condition.
- Repairs on reported/requested irrigation leaks and failures.

Ongoing Disruptions*

Areas which remain with partial or no water supply:

- Slaughter from Beckett to Mopac
- LaCrosse at Mopac (East side of intersection)
- LaCrosse at Escarpment (East median)
- Dahlgreen from Galsworthy to Gorham Glen
- Circle C North

Areas with damaged/degraded wiring, compensated with node clocks (approx. 200 node clocks on the entire property):

- Many sections of the Escarpment loop
- South bay from Escarpment to Gorham Glen
- Escarpment from Aden to SH45
- Median on LaCrosse west of Escarpment
- Circle C North
- Avana areas between Antigo and Estana
- LaCrosse north side and medians, Escarpment to Dahlgreen
- LaCrosse median Dahlgreen to Eclipse
- Intermittent areas property wide

Areas that need replanting due to vegetation and trees lost during 2021 and 2023 winter storms.

- LaCrosse, Spruce Canyon to Curahee
- LaCrosse, west of Escarpment, shrub area on south side
- Spruce Canyon, selected areas
- Vintage Place
- Park Place exterior
- Wildflower Park Sundrop Valley
- Greyrock Amenity Center
- Escarpment Hedge Areas
- South Bay Hedge Areas
- Decorative trees LaCrosse, west of Escarpment
- Circle C Community Center

*These are not complete lists, but cover the most significant problem areas.

Circle C Aquatics

July-23

Summer Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD
Resident Entries	7,348	33,194	5,208	11,060	3,860	8,346	1,066	2,715	17,484	55,315
Unique Residents	2,444	4,869	2,652	4,069	1,829	2,826	479	830	5,139	7,264
Unique Households	1,019	1,800	918	1,367	630	948	179	291	1,854	2,503
Guest Entries	619	2,110	793	1,033	431	562	91	126	1,934	3,831
Other Entries	1,984	1,311	0	0	0	0	0	0	1,984	13,111
Average Hourly Count	26		41		22		7			
Average % of Capacity	10%		23%		14%		4%			
Max Hourly Count	102		123		76		25			
Total Entries	9,951	36,615	6,001	12,093	4,291	8,908	1,157	2,841	21,402	72,257

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD	Jul-23	YTD
Water Rescues	1	7	0	4	0	0	1	1	2	12
First Aid Responses	7	34	1	9	1	1	0	0	9	44
Sudden Illness Treatments	4	8	1	2	2	2	0	1	7	13
Patron/Facility Incidents	4	6	2	4	2	3	1	3	9	16
Biohazard Cleanups	5	11	2	6	2	3	1	1	10	21
Suspensions/Expulsions	0	0	0	0	0	0	0	0	0	0
EMS/911 Callouts	0	0	0	0	0	0	0	0	0	0
Total Incidents	15	54	3	17	4	5	2	5	24	81
Incident per Entry Ratio	0.15%	0.15%	0.05%	0.14%	0.09%	0.06%	0.17%	0.18%	0.11%	0.11%

Revenue	Jul-23	YTD
Aquatics Programs	\$ 8,437.00	\$ 49,819.92
Swim Team	\$ 8,640.00	\$ 98,701.61
Guest Fees	\$ 3,719.00	\$ 9,385.00
Area Reservations	\$ 800.00	\$ 3,500.00
Facility Rentals	\$ -	\$ 4,593.75
Lane Rentals	\$ 404.00	\$ 24,347.00
Other Facility Income	\$ 1,047.00	\$ 6,095.82
Total Aquatics Revenue	\$ 23,047.00	\$ 196,443.10

Programs	Jul-23
Select Swim Team	78
Masters Swimming	18
Group Swim Lessons	66
Private Swim Lessons	202
Water Aerobics	26
Certification Courses	0
WSI Course	0
Total Participants	390

Reservations & Rentals	Jul-23	YTD
Area Reservations	20	25
Facility Rentals	1	7
Lap Lane Reservations	0	788
Total Reservations	21	820

Aquatics Staffing	Jul-23
Lifeguards/Head Guards	131
Front Desk Staff	16
Instructors/Coaches	13
Total Staff	160

Resident Stats	Individuals	Households	Members / Household
Homeowners	14,122	5,433	2.60
Renters	828	225	3.68
New Memberships	460	152	
Totals	14,950	5,658	2.64

Circle C HOA
Maintenance Report for Board August 2023
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance have been completed
- Minor Equipment and Facility Repairs Made

COMMUNITY CENTER

- Routine inspections and maintenance have been completed

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- We are having issues with plaster popping loose on pool -one more small issue in the last month—will address with Atlantis after season

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made

GREY ROCK AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made

May 30, 2023

POA LEGISLATIVE UPDATE, 2023 TEXAS LEGISLATIVE SESSION

Dear Association Managers and Clients,

The 2023 Texas legislative session is over. Three major POA bills passed the legislature, all of which will shortly become law unless the governor vetoes any of them during the veto period (which lasts through June). A veto is highly unlikely.

Bills passing this session will require a number of **action items for HOAs and condominium associations.** A summary of action items is listed on the last page, with more detail described below.

Niemann & Heyer LLP will be happy to help you implement these action items. **Order forms for HOAs and for Condominium Associations are attached.**

Good news: No new laws mandating that all owners can have chickens (no chicken laws passed!) There were MANY onerous bills that **Texas Community Association Advocates**, <https://txcaa.org/>, a volunteer state-wide lobby association for POAs and their members, of which **Connie Heyer** is a founder and long-time board member, was highly successful on in its attempts to defeat legislation that would have been harmful to POAs and their members. TCAA and its board also accomplished much in terms of passing legislation to fix problems from last session (like front yard fencing and ACC membership.)

HB 614 HOA Fines

This bill is n/a to condominiums; it is only applicable to HOAs. No later than **January 1, 2024**, all HOAs must have a fining policy filed of record in order to levy a fine. The policy must include:

- 1) the general categories of restrictive covenants for which fines may levy,
- 2) a schedule of fines for each category of violation, and
- 3) information about the owners' right of hearing to contest fines.

This recorded policy must be posted on the HOA's website, or annually sent to each owner.

Action item: Before January 1, 2024, any HOA wishing to preserve its ability to fine will need to have a new fine policy filed of record that satisfies all statutory requirements.

HB 886
HOA Lien Filing

This bill is n/a to condominiums; it is only applicable to HOAs. This bill requires additional notices to be sent to homeowners before a lien can be filed by the HOA.

Under current law there is a mandatory notice, certified mail, under Property Code 209.0064. This is the mandatory 45-day notice sent by the management company, that must contain a fully-itemized accounting of all amounts due (it should contain a full copy of the owner's ledger dating back to the last zero balance). This notice also notifies owners of the option for a payment plan, along with other required language.

What is new? The new law, effective **September 1, 2023**, requires additional notices.

- 1) The "first notice" must be sent via first class mail to the owner's address in HOA records, or via email to an email address the owner has provided the HOA. The first notice has no particular requirements other than to notify the owner of the delinquency.
- 2) The "second notice" must be sent at least 30 days after the first notice. The "second notice" in our firms' opinion may be combined with the 209.0064 letter (the 209.0064 letter may in our opinion serve as the second notice). This letter must be sent certified mail, return receipt requested.

Action item: For any collection that will be undertaken after 9-1-23 you will need to be able to prove that you sent TWO notices. Send both notices, and provide copies of both notices to your HOA collections attorney:

(Notice #1) email or first class mail an initial late/delinquency notice. Keep a copy of the notice - -your HOA's collection attorney will need a copy, and

(Notice #2) make sure that at least 30 days pass after notice (1), and then send the 209.0064 letter you already send (including with a full copy of the itemized ledger – dating back at least to the last zero balance) via certified mail, return receipt requested. Keep a copy of this notice – your HOA's collection attorney will need a copy.

SB 1668
HOA and Condominium Omnibus Bill

This bill makes a LOT of changes to both HOA and condominium law. All provisions take effect September 1, 2023.

Changes applicable to HOAs only:

ACC membership: Last session a bill passed that prohibited any board members from serving on the ACC if the HOA has more than 40 lots. That has now changed under certain conditions.

All HOAs with more than 40 lots must effective 9-1-23 perform an ACC candidate solicitation, in the exact same manner as HOAs now perform a board candidate solicitation. HOAs with more than 40 lots must solicit ACC candidates by either mailing a solicitation to all owners, OR *both* emailing a solicitation to each owner for whom the HOA has an address and posting notice on the HOA website or in the common area.

If after sending this notice HOAs with more than 40 lots still do not have enough interested non-board member candidates to serve on the ACC, the association can appoint board members to the ACC.

Action item: HOAs with more than 40 lots must send ACC candidate solicitations in the same manner that HOAs with more than 100 lots now sent board candidate solicitations (email to all owners for whom the HOA has an email address, and website posting or common area posting). Solicitations must contain a deadline (at least 10 days from the date notice is sent) and method for owners to indicate interest in an ACC position. If (and only if) HOAs don't get enough interested candidates by the deadline, then board members can serve on the ACC.

Changes applicable to condominiums only:

Condo records posted online: For any condo with more than 60 units, OR any condo of any size managed by a management company, all association dedicatory instruments must be posted on an internet website maintained by the HOA or its management company and accessible to HOA members (this mirrors current HOA law.)

Action item: no later than 9-1-23, each professionally-managed condo association of any size, and each self-managed condo association with more than 60 units, must have all of its dedicatory instruments posted on a website/portal accessible to its members.

Condo management certificates: All condo management certificates now must reference not only the declaration information but information for all amendments to it, the phone number and email address of the management company, the website address where the dedicatory instruments are posted, and all transfer fees. These certificates must be filed both with the county clerk, and with TREC. (This also mirrors current HOA law.).

Action item: no later than 9-1-23, file a new management certificate with the county and with TREC, listing all declaration amendments, the management company email, the condo association's website address, and all transfer fees for the association (not just working capital-type transfer fees paid to the HOA, but also including fees charged by the management company associated with transfer.)

[Note, if the condo has a management certificate of record currently, no filing with TREC must be done until 3-1-24. However TREC filling is recommended to be done in conjunction with the required updated filing with the county clerk – deadline 9-1-23.]

Condo resale certificate fee cap: Like with HOAs, resale certificate fees for condominiums, effective 9-1-23, are capped at \$375.

Action item: Make sure that effective 9-1-23, condominium owners are not charged more than \$375 for a resale certificate.

Changes applicable to both HOAs and condominiums:

Fencing: Good news on this front! HOAs and condos do not have to make blanket exceptions in order to allow front – yard fencing (this is generally only applicable to condos if the condo owner owns the front yard). Associations may prohibit fencing that obstructs any license area (for example, an area to which the HOA has a landscape license), drainage easement/drainage area (usually identified on a plat), or sidewalk. HOA restrictions may also wholly prohibit front-yard fencing, except in cases (like for judges or other public figures) where an owner’s address is exempt from public disclosure, or law enforcement has confirmed a need for enhanced security measures for this particular owner.

Action item: If you wish to disallow front yard fencing, and front yard fencing is not expressly disallowed under your documents, your association documents should be amended to prohibit front-yard fencing. When reviewing ACC applications for fencing, be mindful of drainage easements and other similar areas and know that fencing does not have to be allowed in these areas. All associations should consult their HOA attorney for amendments and easement questions.

Summary of action items:

For HOAs:

- 1) FINES. Before January 1, 2024, any HOA wishing to preserve its ability to fine will need to have a new fine policy filed of record that satisfies all statutory requirements.
- 2) COLLECTIONS. For any collection that will be undertaken after 9-1-23 you will need to be able to prove that you sent TWO notices. Send both notices, and provide copies of both notices to your HOA collections attorney:

(Notice #1) email or first class mail an initial late/delinquency notice. Keep a copy of the notice - your HOA's collection attorney will need a copy, and

(Notice #2) make sure that at least 30 days pass after notice (1), and then send the 209.0064 letter you already send (including with a full copy of the itemized ledger – dating back at least to the last zero balance) via certified mail, return receipt requested. Keep a copy of this notice – your HOA's collection attorney will need a copy.

- 3) ACC MEMBERS. HOAs with more than 40 lots must send ACC candidate solicitations in the same manner that HOAs with more than 100 lots now sent board candidate solicitations (email to all owners for whom the HOA has an email address, and website posting or common area posting). Solicitations must contain a deadline (at least 10 days from the date notice is sent) and method for owners to indicate interest in an ACC position. If (and only if) HOAs don't get enough interested candidates by the deadline, then board members can serve on the ACC.
- 4) FRONT YARD FENCING. If you wish to disallow front yard fencing, and front yard fencing is not expressly disallowed under your documents, your association documents should be amended to prohibit front-yard fencing. When reviewing ACC applications for fencing, be mindful of drainage easements and other similar areas and know that fencing does not have to be allowed in these areas. All associations should consult their HOA attorney for amendments and easement questions.

For Condominiums:

- 1) no later than 9-1-23, each professionally-managed condo association of any size, and each self-managed condo association with more than 60 units, must have all of its dedicatory instruments posted on a website/portal accessible to its members.
- 2) no later than 9-1-23, file a new management certificate with the county and with TREC, listing all declaration amendments, the management company email, the condo association's website address, and all transfer fees for the association (not just working

capital-type transfer fees paid to the HOA, but also including fees charged by the management company associated with transfer.)

- 3) Make sure that effective 9-1-23, condominium owners are not charged more than \$375 for a resale certificate.

~~FOURTH~~ THIRD AMENDED BYLAWS
OF
CIRCLE C HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

ARTICLE I

NAME AND LOCATION. The name of the corporation is Circle C Homeowners Association, Inc., hereinafter referred to as the "Association". The principal office of the Association shall be located in Travis County, Texas at a location established by the Board of Directors. Meetings of members and directors may be held at such places within the State of Texas, County of Travis, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Properties" shall mean and refer to that certain real property described in the Declaration, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 2. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 3. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 5. "Declarant" shall mean and refer to Circle C Development Corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the County Clerk of Travis County, Texas.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III
MEETINGS OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall be held within the first quarter of the year. The place, date, and time of meeting shall be established by the Board of Directors.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to one-tenth (1/10) of all of the eligible votes.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by United States mail or by electronic delivery (email). Notice must be sent mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, and shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. If the notice is mailed, it must be sent postage prepaid, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. IF the notice is sent by electronic delivery, it must be sent to the email address supplied by such member to the Association. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the eligible votes of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies Voting Methods. At all meetings of members, each member may vote in person or by proxy. The Board may in its discretion implement any other voting method allowed by law, such as voting by mail or electronic means. All proxies shall be in writing and filed with the secretary or other designated Association agent. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot. The Board shall promulgate the form of all proxies and ballots, and no other form shall be valid.

Section 6. Conduct of Members' Meeting. All meetings of the Association will be conducted under the current edition of Robert's Rules of Order.

Section 7. Vote Taken Without a Meeting. An election or vote may be held without a meeting using any method of voting that the Board in its discretion shall determine: provided, that notice of such election/vote and the instructions on how to cast a vote must be given not later than the 20th day before the latest date on which a ballot may be submitted, returned, or cast.

ARTICLE IV
BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a board of seven (7) directors, each of whom shall be a member of the Association.

Section 2. Term of Office. A director's term of office shall be three years. Every third year, three terms shall expire; in the other two years, two terms shall expire. At the time of adoption of this Fourth Amendment to Bylaws, two terms will expire in 2024, three terms will expire in 2025, and two terms will expire in 2026.~~At the March 2004 annual meeting the members shall elect one director for a term of three years to fill the place that is presently held and would ordinarily be up for election. The members shall also elect two directors for terms of three years each, one director for a term of two years, and one director for a term of one year. At the 2005 annual meeting the members shall elect one director for a term of three years to fill the place that is held at the time of the March 2004 annual meeting and would ordinarily be up for election in 2005. The members shall also elect a director for a term of three years for the position elected in 2004 for a term of one year. At the 2006 annual meeting the members shall elect a director for a term of three years to fill the place held at the time of the March 2004 annual meeting and would ordinarily be up for election in 2006. The members shall also elect a director for a term of three years for the position elected in 2004 for a term of two years. Beginning in 2007 and every third year thereafter, the members shall elect three directors for terms of three years each. Beginning in 2008 and every third years thereafter, the members shall elect two directors for terms of three years each. Beginning in 2009 and every third years thereafter, the members shall elect two directors for a term of three years each.~~

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association voting at a meeting at which a quorum is present. In the event of death, resignation or removal of a director, his successor shall be selected by a majority of the remaining members of the Board, and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors. Action taken without a meeting shall be appropriately documented and included with minutes of meetings of the Board of Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors can be made by any member of the association. In order for a nominee's name to be included in any official ballot, that nominee must 1) be an association member in good standing, 2) obtain signatures of association members representing at least twenty (20) lots in good standing in the association or receive a recommendation from the Nominating Committee and 3) have completed a Candidate Questionnaire composed by a Nominating Committee appointed by the Board. No candidate meeting these requirements will be removed from the ballot unless they so choose. Nominations can also be made from the floor at the annual meeting.

Section 2. Election. Election to the Board of Directors shall be by secret written and/or electronic ballot. Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by a majority of directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Alternative Forms of Meetings. The Board of Directors may meet via alternative forms as authorized by Texas Business Organizations Code section 6.002, as the same may be amended from time to time.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association.

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(g) cause the Common Area to be maintained.

ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. An officer may also resign at a meeting of the Board of Directors by giving verbal notice, and such resignation shall be effective immediately, unless the officer and directors agree at the meeting to a later effective date.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for

inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

The Association may maintain an email list for the purpose of communicating with its members. The contents of this list shall be confidential, shall not be filed among the records of the Association, and shall not be disclosed to any member and/or third party unless required by Court order. The email list will be used for official Association communications only.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 18 percent per annum or the maximum legal rate, whichever is lesser, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that if there is a valid FHA or VA Letter of Approval in effect, the Federal Housing Administration or the Veterans Administration, as applicable, shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control: and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIII MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Throughout these Bylaws, words importing the masculine gender shall be read as also importing the feminine gender.

CERTIFICATION

~~_____ I, the undersigned, do hereby certify:~~

~~_____ THAT I am the duly elected and acting secretary of the Circle C Homeowners Association, a Texas corporation, and,~~

~~_____ THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 8th day of March, 1988 and as later amended by a majority vote of members eligible to vote who attended the Special Meeting of the Members held in January 2004 and the annual meeting of the members held in March 2005; further amended by a majority vote of members eligible to vote who attended the Annual Meeting held in March 2007; further amended by a majority vote of members eligible to vote who attended the Annual Meeting held in March 2009.~~

~~_____ IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 3rd day of May 2005.~~

~~_____ IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 5th day of May 2007.~~

~~_____ IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 20th day of May 2009.~~

Secretary, CCHOA

Project: Circle C Escarpment Irrigation Wiring Replacement
Prepared For: Circle C HOA
Address: 7817 LaCrosse Ave.
Austin, TX 78739



Proposal to Re-Wire the Escarpment Loop, Micro-trench Conduit, Install New Controllers and Junction Boxes

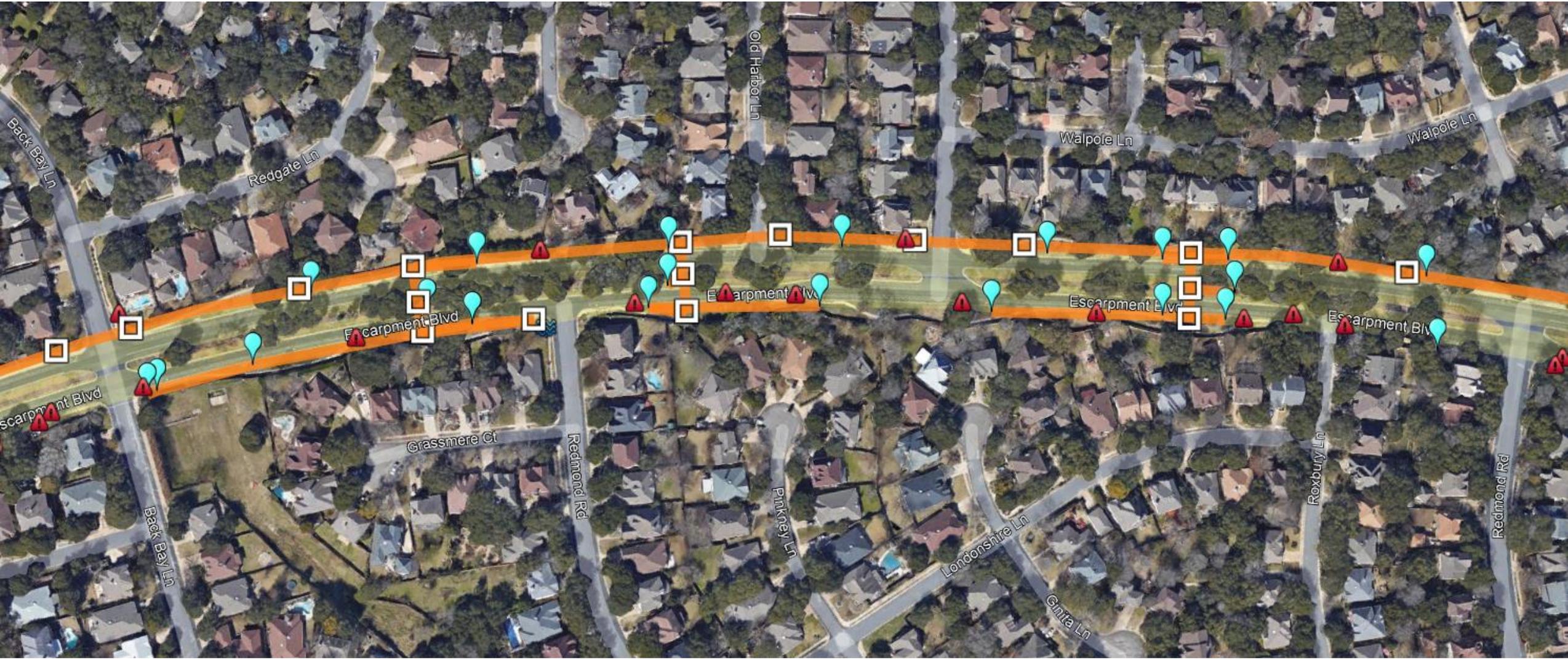
- The irrigation wiring is the most pressing problem on the loop. It is currently failing and is often subject to damage by right of way contractors.
- The scope of this proposal is to install a protected wire conduit path compatible with the existing design elements on Escarpment, reduce the risk of catastrophic loss, and cause minimal disturbance to the neighborhood. This solution would allow the existing system to run concurrently with the new wiring install, create a conduit path to replace the electrical infrastructure now (and replace with ease in the future), protect trees and preserve existing vegetation during renovation, and allow for custom on-site design to move the infrastructure out of the right-of-way where possible. This is an unconventional approach which specifically addresses the difficult circumstances of the Escarpment loop.

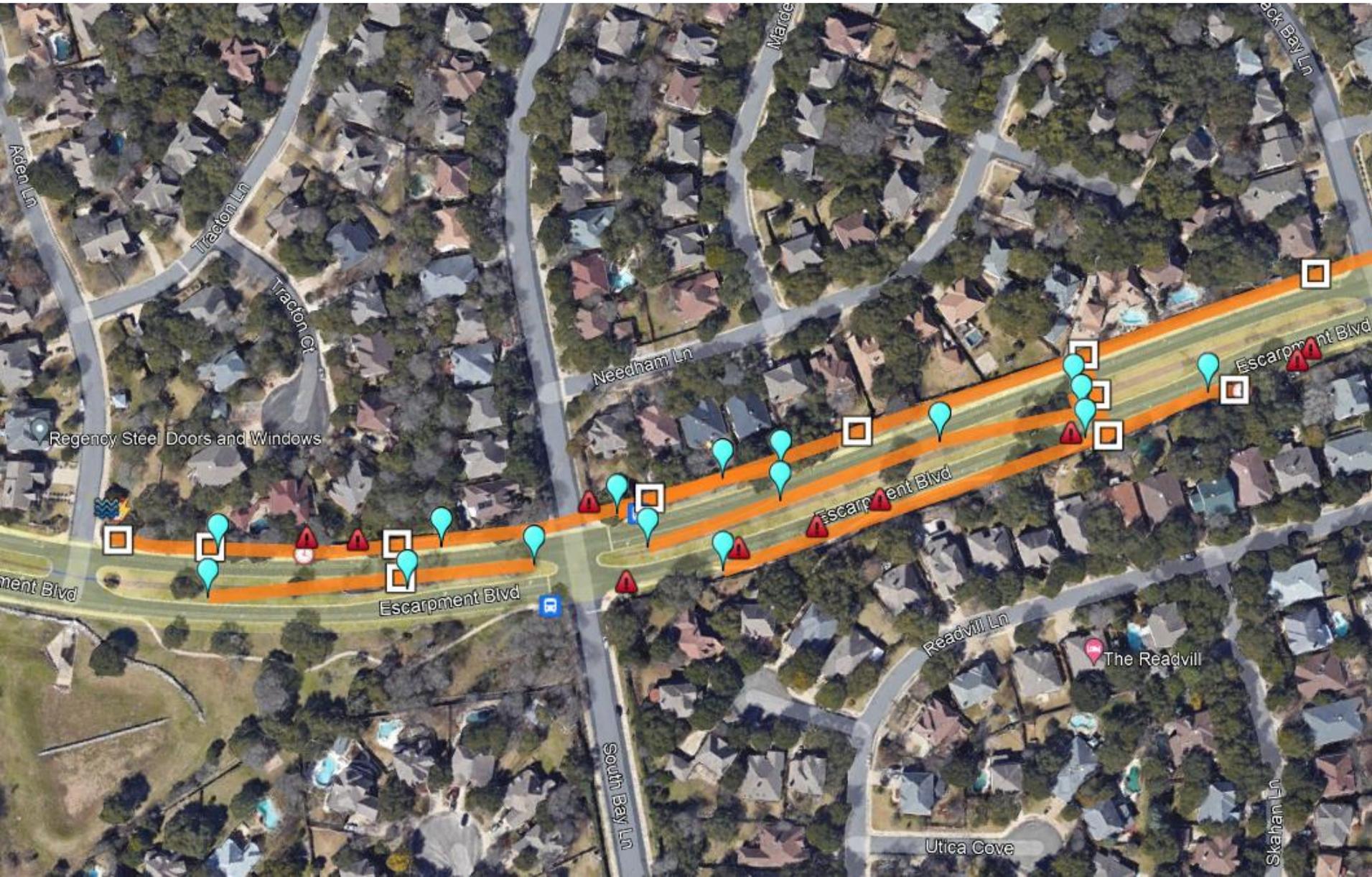
Included in the project:

- Micro-trench a path along Escarpment, and across Escarpment at existing sleeve locations. It is anticipated that existing sleeves can be used for this project. If it is not possible to use an existing sleeve, supplemental boring or street cutting will be necessary.
- Install two-wire in the conduit path, and provide wiring to all existing valves
- Install four Hunter ACC two-wire controllers
- Move the wire pathway out of the right-of-way whenever possible
- Supply decoders for the existing valves
- Remove all node clocks and connect with two-wire to the new controllers
- Install lightning protection at clocks and per manufacturer's specifications along the wire path
- Re-program controllers
- Provide accurate as-installed maps upon completion

Total Price: \$745,000.00







Legend

- Micro-Trench
- Junction
- Existing Infrastructure
- Existing Valve

Draft Operational Budget 2024

		Budget 1			Budget 2			Budget 3			Budget 4			Budget 5			Budget 6					
2023		2024 - No increase			2024 - No increase <i>Daytime swimming</i>			2024 - 5% increase			2024 - 5% increase <i>Daytime swimming</i>			2024 - 10% increase			2024 - 10% increase <i>Daytime swimming</i>					
		\$814			\$814			\$814			\$854			\$854			\$894			\$894		
Category	Subcategory																					
2024 CCHOA INCOME BUDGET																						
Homeowner Income	Homeowner Dues	\$4,470,000			\$4,600,000			\$4,600,000			\$4,695,000			\$4,695,000			\$4,915,000			\$4,915,000		
Homeowner Income	Resale Certificates	\$30,075			\$45,000			\$45,000			\$45,000			\$45,000			\$45,000			\$45,000		
Homeowner Income	Transfer Fees Income	\$55,125			\$35,000			\$35,000			\$35,000			\$35,000			\$35,000			\$35,000		
Homeowner Income	Late Fees Collected	\$25,000			\$30,000			\$30,000			\$30,000			\$30,000			\$30,000			\$30,000		
Homeowner Income	Lien Admin Fees Income	\$420			\$900			\$900			\$900			\$900			\$900			\$900		
Homeowner Income	Filing Fee Income	\$1,680			\$1,400			\$1,400			\$1,400			\$1,400			\$1,400			\$1,400		
Homeowner Income	NSF Charges	\$50			\$50			\$50			\$50			\$50			\$50			\$50		
Homeowner Income Total		\$4,582,350			\$4,712,350			\$4,712,350			\$4,807,350			\$4,807,350			\$5,027,350			\$5,027,350		
Architectural Review In	Architectural Review Income	\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000		
Architectural Review Income Total		\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000		
Rental Income	Office Rent	\$9,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000		
Rental Income	Grill Rent	\$6,600			\$6,300			\$6,300			\$6,300			\$6,300			\$6,300			\$6,300		
Rental Income Total		\$15,600			\$16,300			\$16,300			\$16,300			\$16,300			\$16,300			\$16,300		
Aquatics Income	Group Swim Lessons		\$25,000		\$25,000			\$25,000			\$25,000			\$25,000			\$25,000			\$25,000		
	Private Swim Lessons		\$25,000		\$25,000			\$25,000			\$25,000			\$25,000			\$25,000			\$25,000		
	Classes/Clinics		\$10,000		\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000		
	Contracted Programs		\$0		\$0			\$0			\$0			\$0			\$0			\$0		
Aquatics Income	Pool Programs	\$60,000			\$60,000			\$60,000			\$60,000			\$60,000			\$60,000			\$60,000		
	Registration Fee's		\$6,000		\$6,000			\$6,000			\$6,000			\$6,000			\$6,000			\$6,000		
	Away Meet Entry Fees		\$2,500		\$2,500			\$2,500			\$2,500			\$2,500			\$2,500			\$2,500		
	Memberships Due/Reg Fees		\$120,000		\$120,000			\$120,000			\$120,000			\$120,000			\$120,000			\$120,000		
	Home Meet		\$8,000		\$8,000			\$8,000			\$8,000			\$8,000			\$8,000			\$8,000		
Aquatics Income	Pool Programs - Swim Team	\$136,500			\$136,500			\$136,500			\$136,500			\$136,500			\$136,500			\$136,500		
	Merchandise Sales		\$2,500		\$2,500			\$2,500			\$2,500			\$2,500			\$2,500			\$2,500		
	Uniform Sales		\$3,000		\$3,000			\$3,000			\$3,000			\$3,000			\$3,000			\$3,000		
	Guest Fees		\$10,000		\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000		
	ID Replacement Cards		\$500		\$500			\$500			\$500			\$500			\$500			\$500		
	Area Reservations)		\$2,000		\$2,500			\$2,500			\$2,500			\$2,500			\$2,500			\$2,500		
	Facility Rentals		\$2,000		\$3,000			\$3,000			\$3,000			\$3,000			\$3,000			\$3,000		
	Lane Rentals		\$15,000		\$16,500			\$16,500			\$16,500			\$16,500			\$16,500			\$16,500		
Aquatics Income	Facility Income	\$35,000			\$38,000			\$38,000			\$38,000			\$38,000			\$38,000			\$38,000		
Aquatics Income Total		\$231,500			\$234,500			\$234,500			\$234,500			\$234,500			\$234,500			\$234,500		
CCCC Income	CCCC Facility rentals	\$50,000			\$70,000			\$70,000			\$70,000			\$70,000			\$70,000			\$70,000		
CCCC Income Total		\$50,000			\$70,000			\$70,000			\$70,000			\$70,000			\$70,000			\$70,000		
Landscape Reimbusem	Stratus Reimb	\$109,000			\$109,000			\$109,000			\$114,450			\$114,450			\$119,900			\$119,900		

Maintenance Operation: Pool Tech		\$95,000			\$74,000			\$74,000			\$74,000			\$74,000			\$74,000
Maintenance Operation: Maintenance Payroll Taxes		\$20,000			\$29,000			\$29,000			\$29,000			\$29,000			\$29,000
Maintenance Operations Computers/Software		\$1,400			\$1,400			\$1,400			\$1,400			\$1,400			\$1,400
Maintenance Operation: Tools/Supplies		\$5,000			\$5,000			\$5,000			\$5,000			\$5,000			\$5,000
Maintenance Operation: Office Furniture		\$600			\$600			\$600			\$600			\$600			\$600
Maintenance Operations Total		\$352,900			\$340,900			\$340,900			\$340,900			\$340,900			\$340,900
HOA Operations Office Supplies		\$9,000			\$9,000			\$9,000			\$9,000			\$9,000			\$9,000
HOA Operations Computers, Software & Service			\$9,000		\$9,000			\$9,000			\$9,000			\$9,000			\$9,000
HOA Operations Cameras			\$6,000		\$6,000			\$6,000			\$6,000			\$6,000			\$6,000
HOA Operations Furniture			\$3,000		\$3,000			\$3,000			\$3,000			\$3,000			\$3,000
HOA Operations Equip/Maintenance		\$18,000			\$18,000			\$18,000			\$18,000			\$18,000			\$18,000
HOA Operations Maintenance/Registration			\$3,000		\$3,000			\$3,000			\$3,000			\$3,000			\$3,000
HOA Operations Gas			\$5,000		\$5,000			\$5,000			\$5,000			\$5,000			\$5,000
HOA Operations HOA Owned vehicles		\$8,000			\$8,000			\$8,000			\$8,000			\$8,000			\$8,000
HOA Operations Postage		\$20,000			\$24,000			\$24,000			\$24,000			\$24,000			\$24,000
HOA Operations Web Operations		\$3,000			\$3,000			\$3,000			\$3,000			\$3,000			\$3,000
HOA Operations Printing		\$5,000			\$7,000			\$7,000			\$7,000			\$7,000			\$7,000
HOA Operations HOA Meetings		\$5,000			\$7,000			\$7,000			\$7,000			\$7,000			\$7,000
HOA Operations Deed Restrictions		\$5,000			\$5,000			\$5,000			\$5,000			\$5,000			\$5,000
HOA Operations HOA Special Events		\$45,000			\$45,000			\$45,000			\$45,000			\$45,000			\$45,000
HOA Operations Professional Fees (Consulting)		\$2,000			\$2,000			\$2,000			\$2,000			\$2,000			\$2,000
HOA Operations Reserve Study Update		\$5,500			\$0			\$0			\$0			\$0			\$0
HOA Operations Total		\$125,500			\$128,000			\$128,000			\$128,000			\$128,000			\$128,000
Financial Management Management Services		\$115,000			\$115,000			\$115,000			\$115,000			\$115,000			\$115,000
Financial Management Resale Certificate		\$13,350			\$13,350			\$13,350			\$13,350			\$13,350			\$13,350
Financial Management Lien Filing Administrative Fees		\$4,500			\$4,500			\$4,500			\$4,500			\$4,500			\$4,500
Financial Management Bank Fees/Credit Card Fees		\$40,000			\$70,000			\$70,000			\$70,000			\$70,000			\$70,000
Financial Management CPA/Audit		\$10,000			\$10,000			\$10,000			\$10,000			\$10,000			\$10,000
Financial Management Total		\$182,850			\$212,850			\$212,850			\$212,850			\$212,850			\$212,850
HOA Management Management Payroll		\$225,000			\$225,000			\$225,000			\$225,000			\$225,000			\$225,000
HOA Management Management Payroll Taxes		\$20,000			\$22,500			\$22,500			\$22,500			\$22,500			\$22,500
HOA Management Mileage Reimbursement		\$6,000			\$6,000			\$6,000			\$6,000			\$6,000			\$6,000
HOA Management Health Insurance		\$60,000			\$60,000			\$60,000			\$60,000			\$60,000			\$60,000
HOA Management Cont Ed & Skills Enhancement		\$2,000			\$2,000			\$2,000			\$2,000			\$2,000			\$2,000
HOA Management Total		\$313,000			\$315,500			\$315,500			\$315,500			\$315,500			\$315,500
Architectural Review E: Architectural Review Expenses		\$8,000			\$8,000			\$8,000			\$8,000			\$8,000			\$8,000
Architectural Review Expenses Total		\$8,000			\$8,000			\$8,000			\$8,000			\$8,000			\$8,000
Legal Services Legal Services		\$20,000			\$20,000			\$20,000			\$20,000			\$20,000			\$20,000
Legal Services Total		\$20,000			\$20,000			\$20,000			\$20,000			\$20,000			\$20,000
Taxes Property		\$5,500			\$12,000			\$12,000			\$12,000			\$12,000			\$12,000
Taxes Total		\$5,500			\$12,000			\$12,000			\$12,000			\$12,000			\$12,000

Exhibit A

Expected Reserve Expenditures and Capital Improvement for 2024

	2024	
SC-Pool Covers	\$9,000	
SC - Shade Canopy/Table Umbrellas	\$16,000	
SC - Replace 6 Funbrellas	\$15,000	
SC - Partial Replacement of Benches/Tables	\$12,000	
SC - Competition Pool Renovation/Replaster	\$550,000	
SC - Competition Pool Filter Replacement	\$200,000	
SC - Restroom Renovation	\$90,000	
CC - Pond Controller/Pump Replacement	\$18,000	
CC- Replaster Community Center Pool	?	
AV - Replaster/Repairs to Code	\$125,000	
GR - Replace Split HVAC System	\$8,000	
GR - Repaint/Restain GreyRock Amenity Center	\$4,000	
Maintenance Office - HVAC Replacement	\$10,000	
Node Clock Replacement	\$90,000	
Rock Work	\$25,000	
Irrigation Upgrades	\$35,000	
Bed Upgrades	\$35,000	
Plant Replacement		
Escarpment Project	\$500,000	
CCN Improvement	\$200,000	
Construction Repairs	\$50,000	
Total	\$1,992,000	

N- Needed

R - Recommended