

CCHOA Board Meeting Agenda
26 February 2025, 6:30pm
Circle C Community Center via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of January 29, 2025 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.
 - a. *Mona Hoover*
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. Jan YTD Financials
 - b. Landscape Report, *Karen Hibpshman*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Update on License Plate camera proposals
 - b. Virtual Power Plant
- VII. Action Items
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Stratus Project

Attachments

- 1. January 2025 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
January 29, 2025**

1. The CCHOA Board of Directors convened on January 29, 2025, at the Community Center and via video conferencing (Zoom). Stephen Bega called the meeting to order at 6:37p.m. In attendance were board members Stephen Bega, Joanne Kinzer, David Lachance, Dave Duryee, Paul Oveisi and John Labarge. Kimberly De La Garza was not present. CCHOA Manager Karen Hibpshman (HOA Manager) and Robert Bardeleben (Facilities Director) were present.
2. Joanne presented the January 29, 2025 agenda. Dave motioned to accept the agenda as submitted. Paul seconded the motion. All were in favor and the motion passed.
3. Stephen presented the November 20, 2024 Board of Directors Meeting Minutes. Joanne asked the a \$ sign is added in front of 50K on #13 and removed the space between #15 & #16. John motioned to accept the minutes with these changes. Dave seconded the motion. All were in favor and the motion passed.
4. Stephen introduced the Homeowner Forum. No homeowners present.
5. Karen presented the management report and the YTD Financials.
6. Karen presented the landscaping report.
7. Karen reported the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item is the update on the License Plate cameras. There is no update at this time. I am still working to meet with the city on possible locations that could be acceptable or allowed by the city. The test camera has been installed at the swim center and access is limited to Robert and the company supplying the camera.
10. The first action item was the Landscape Amendment. Karen explained that the city is requiring us to maintain the area on the southside of Davis Lane from Barstow Ave to the condominiums. Paul motioned to approve the amendment. Joanne seconded the motion. Stephen, Joanne, David, Dave and Paul voted yes. John voted no. The motion passed 5-1.
11. The second action item was the GreyRock pool replaster. Robert presented the 3-bids from commercial pool companies and explained the differences. John motioned to accept the Atlantis bid. Joanne seconded the motion. All were in favor and the motion passed.
12. The third action item was the SC Baby Pool. We have three options, repairing the slide steps/platform, removing the slide or doing temporary repair on the slide steps/platform. Joanne motioned to refurbish the slide for this season and delaying the removal until the end of the summers. Stephen seconded the motion. Stephen, Joanne, David, Dave and Paul voted yes. John voted no. The motion passed 5-1.

13. Joanne motioned to adjourn the Public Meeting at 8:25pm. John seconded the motion. All were in favor and the motion passed.

Respectfully Submitted,

Signed by:
By: John LaBarge
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Title: Secretary

**Circle C Homeowners Association
 Manager's Report
 January 27, 2025 – February 21, 2025**

**Violation Report
 January 27, 2025 – February 21, 2025**

	Nov 29 - Jan 20, 2025	Jan 27 - Feb 21, 2025	Percentage of Total Violations	% Change	Nov 20 - Jan 26, 2024	Jan 29 - Feb 23, 2024	Percentage of Total Violations	% Change
Total Violations:	239	264		10.46%	267	393		47.19%
Rubbish/Debris	36	35	13.26%	-2.78%	64	65	16.55%	1.56%
Front Yard Maintenance	156	143	54.17%	-8.33%	106	151	38.42%	42.45%
Architectural	14	5	1.89%	-64.29%	6	15	3.82%	150.00%
Vehicle Storage	8	8	3.03%	0.00%	7	11	2.80%	57.14%
Repair of Exterior Damages	10	14	5.30%	40.00%	37	37	9.41%	0.00%
Exterior Lighting	2	36	13.64%	1700.00%	50	50	12.72%	0.00%
Driveway	4	1	0.38%	-75.00%	4	4	1.02%	0.00%
Fencing	0	0	0.00%	#DIV/0!	0	0	0.00%	#DIV/0!
Use Limitations	0	1	0.00%	#NAME?	1	4	1.02%	300.00%
Recreational Equipment	1	6	2.27%	500.00%	51	51	12.98%	0.00%
Offensive Activities	2	4	1.52%	100.00%	1	1	0.25%	0.00%
Common Properties	0	0	0.00%	#DIV/0!	2	2	0.51%	0.00%
Maintenance	5	9	3.41%	80.00%	6	2	0.51%	-66.67%
Abutting Landscaping	0	0	0.00%	#DIV/0!	0	0	0.00%	0.00%
Window Covering	1	2	0.76%	100.00%	0	0	0.00%	0.00%

	239	264			267	393		
Stage 1/Cooperative Letters	180	204	77.27%	13.33%	226	331	84.22%	46.46%
Stage 2 Letters	41	42	15.90%	2.44%	35	49	12.46%	40.00%
Stage 3 Letters	17	18	6.81%	5.88%	6	6	1.52%	0.00%
Stage O	1	0	0.00%	100.00%	0	1	0.25%	0.00%

	239	264			267	393		
On Hold	3	1	0.38%	0.00%	2	4	1.02%	0.00%
Closed	186	136	51.52%	-26.88%	201	171	43.51%	-17.54%
New	24	79	29.92%	229.17%	35	163	41.48%	365.71%
Escalated	24	36	13.64%	50.00%	21	47	11.96%	123.81%
Re-Opened	2	12	4.55%	500.00%	8	8	2.04%	0.00%
Attorney	0	0	0.00%	0.00%	0	0	0.00%	0.00%

Administration

16 New Homeowner Packets mailed January 20th – February 14th.

Financial

AP checks were signed on February 20th with Terri Giles

Upcoming Special Events

- March 7th – Food Trailer Night
- March 12th – Annual Meeting
- March 26th – Board Meeting
- April 4th – Food Trailer Night
- April 12th – Easter Egg Hunt @CDC
- April 26 – 1st Semi-Annual Garage Sale
Recycling and Shredding

Project/Updates

- 1st Semi-Annual Statements were mailed February 1st.
- Voting Website went live February 1st. Updating email addresses continues as new emails are provided.
- The cost of the City of Austin water meters have doubled. The majority of the meters now cost \$50-\$190 just to have the meter. The HOA has 44 water meters.
- Proposed Stratus Project - Stratus has delayed coming to the board meeting while they work out additional information with TxDot. Waiting on a possible date.
- TxDOT proposed project on FM1826 from SH45-US290. Homeowners that back up to FM1826 from Ladera Verde Drive, Via Grande Drive, Tierra Linda Lane, Via Verde and Arbole Cove will be affected. Attended an additional meeting with TxDot and it looks like they are willing to take the proposal from a 5-lane road to a 3-lane road and one Shared Use Path (SUP). They have not removed the no left turns onto FM1826 but will be looking at that for some locations where left turns are able to be done safely. We are also requesting them to remove the need for the additional ROW from properties owners from the plan. Right now, they are saying that they may need it for future expansion that may or may not come. With the proposed environmental study that they are proposing, they may not be able to acquire ROW now for a possible future project (expansion). We are also still working to divert funds to the Hays County part of the project since this is where it is needed most. We have a meeting scheduled with the new public information company RifeLine and TxDot on February 27th which will hopefully bring information that we can send to the residents. We are still waiting to meet with Vikki Goodwin, Ann Howard and Sarah Eckhardt along with other members of CAMPO to delay the plan.
- 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

2025 Capital Budget Projects include:

Billboard	Will complete Q2 or Q3
GR – Replaster/repair to code	To begin around March 20th
AV – Funbrella Repair/Replacement	Started

GR- Funbrella Repair/Replacement	Started
Maintenance Office HVAC Replacement	Will complete Q3 or Q4
CC Pool Office HVAC Replacement	Completed
GR Pool Office HVAC Replacement	Completed
SC – Pool Covers	Will order end of summer
SC – Lounge Chairs	Completed
CC – Lounge Chairs	Completed
AV – Lounge Chairs	Completed
GR – Lounge Chairs	Completed
CC – Pool Slide Refurbish/Gelcoat	To be completed the week of 4/10/2025
CC – Splash Pad Bollard Edge Repairs	Parts ordered – completion early April
CC – Outside Trim	Will complete in Q3 or Q4
CC – Soffit Sand/Stain	Will complete in Q3 or Q4
SC – Parking Lot Repairs/Seal & Stripe	Will complete in Q3
CC – Parking Lot Repairs/Seal & Stripe	Will complete in Q3
CC – Kitchen Countertop Replacement	Completed
CC – Carpet Replacement	Completed
SC – Slide Repair/Removal	Repairs will be done under the operating budget
GreyRock crushed granite trail	Not Started

SC – Landscaping	more information needed
Node Clock Replacement	Not Started
Rock Work	Not Started
Irrigation Upgrades	Not Started
Escarpment Loop Project	Started – Permit issue being resolved
CCN Improvement	Clean-up and additional planting has started
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

2025 CCHOA INCOME BUDGET

Category	Subcategory	2025 Budget	Jan-25	Totals	%
Homeowner Income	Homeowner Dues	\$5,290,000	\$48,179.92	\$48,179.92	1%
Homeowner Income	Resale Certificates	\$50,625	\$4,050.00	\$4,050.00	8%
Homeowner Income	Transfer Fees IOcome	\$41,125	\$1,400.00	\$1,400.00	3%
Homeowner Income	Late Fees Collected	\$35,000	\$1,982.88	\$1,982.88	6%
Homeowner Income	Lien Admin Fees Income	\$900	\$83.00	\$83.00	9%
Homeowner Income	Filing Fee Income	\$800	\$112.00	\$112.00	14%
Homeowner Income	NSF Charges	\$50	\$0.00	\$0.00	0%
Homeowner Income	HOA Fine Income	\$0		\$0.00	#DIV/0!
Homeowner Income Total		\$5,418,50	\$55,807.8	\$55,807.8	1%
Architectural Review Incom	Architectural Review IOcom	\$10,000	\$535.00	\$535.00	5%
Architectural Review Income Total		\$10,000	\$535.00	\$535.00	5%
Rental Income	Office Rent	\$10,000	\$0.00	\$0.00	0%
Rental Income	Grill Rent	\$6,300	\$1,050.60	\$1,050.60	17%
Rental Income Total		\$16,300	\$1,050.60	\$1,050.60	6%
Aquatics Income	Pool Programs	\$65,000	\$1,572.00	\$1,572.00	2%
Aquatics Income	Pool Programs - Swim Team	\$136,500	\$15,400.00	\$15,400.00	11%
Aquatics Income	Facility Income	\$41,500	\$730.00	\$730.00	2%
Aquatics Income Total		\$243,000	\$17,702.00	\$17,702.00	7%
CCCC Income	CCCC Facility Rentals	\$70,000	\$5,888.75	\$5,888.75	8%
CCCC Income Total		\$70,000	\$5,888.75	\$5,888.75	8%
Landscape Reimbursement	Stratus Reimb	\$114,450	\$54,500.00	\$54,500.00	48%
Landscape Reimbursement	COA Reimb	\$17,600	\$0.00	\$0.00	0%
Landscape Reimbursements Total		\$132,050	\$54,500.00	\$54,500.00	41%
Credit Card Rewards		\$0	\$500.00	\$500.00	#DIV/0!
Miscellaneous	Interest Income	\$75,000	\$4,464.42	\$4,464.42	6%
Miscellaneous	Sales Tax Discount	\$0	\$1.11	\$1.11	
Miscellaneous Total		\$75,000	\$4,965.53	\$4,965.53	7%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$22,000	\$0.00	\$0.00	0%
Rowell Reimbursement	The Rowell HOA	\$135,000	\$0.00	\$0.00	0%
Reimbursement Total		\$157,000	\$0.00	\$0.00	0%
Grand Total		\$6,121,850.0	\$140,449.6	\$140,449.6	2%

2025 CCHOA EXPENSE BUDGET

Category	Subcategory	2025 Budget	Jan-25	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,524,159	\$127,213.25	\$127,213.25	8%
Commons Area Services	Contract Landscape SC	\$38,607	\$3,217.25	\$3,217.25	8%
Commons Area Services	Contract Landscape CCCC	\$38,607	\$3,217.25	\$3,217.25	8%
Commons Area Services	Contract Landscape AV	\$27,377	\$2,281.47	\$2,281.47	8%
Common Area Services	Contract Landscape GR	\$27,377	\$2,281.41	\$2,281.41	8%
Common Area Services	Common Area Holiday Light	\$53,117	\$0.00	\$0.00	0%
Commons Area Services	Landscape Repairs	\$200,000	\$4,445.79	\$4,445.79	2%
Commons Area Services	Landscape Water Utilities	\$300,000	\$13,789.99	\$13,789.99	5%
Commons Area Services	COA Water Utility Compliance	\$12,000	\$3,200.00	\$3,200.00	27%
Common Area Services	Landscape Electric Utilities	\$36,000	\$3,264.62	\$3,264.62	9%
Common Area Services	Tree Care	\$100,000	\$0.00	\$0.00	0%
Common Area Services	Plant Replacement	\$75,000	\$0.00	\$0.00	0%
Commons Area Services	Fence Repairs & Maint	\$8,000	\$0.00	\$0.00	0%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$0.00	\$0.00	0%
Common Area Services	Neighborhood Maint & Repa	\$27,000	\$1,671.76	\$1,671.76	6%
Common Area Services	Non Contract Landscape - S	\$30,000	\$458.69	\$458.69	2%
Common Area Services	Permits	\$10,000	\$3,748.00	\$3,748.00	37%
Commons Area Services Total		\$2,519,24	\$168,789.4	\$168,789.4	7%

Aquatics Facilities	Administrative	\$75,500	\$4,108.34	\$4,108.34	5%
Aquatics Facilities	Supplies - Pool	\$28,000	\$654.00	\$654.00	2%
Aquatics Facilities	Supplies - Chemicals	\$93,000	\$3,842.35	\$3,842.35	4%
Aquatics Facilities	Supplies & Fees - Swim Tea	\$19,000	\$1,891.17	\$1,891.17	10%
Aquatics Facilities	Maintenance - Pool	\$136,200	\$2,227.26	\$2,227.26	2%
Aquatics Facilities	Maintenance - Building	\$92,000	\$3,431.66	\$3,431.66	4%
Aquatics Facilities	Payroll - Staff	\$1,230,000	\$54,262.73	\$54,262.73	4%
Aquatics Facilities	Payroll - Programming Staff	\$55,500	\$113.82	\$113.82	0%
Aquatics Facilities	Payroll - Swim Team	\$155,000	\$16,996.77	\$16,996.77	11%
Aquatics Facilities	SC-Utilities - Water	\$33,000	\$2,268.12	\$2,268.12	7%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$287.36	\$287.36	3%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$220.79	\$220.79	5%
Aquatics Facilities	SC-Utilities - Electric	\$30,000	\$2,171.80	\$2,171.80	7%
Aquatics Facilities	Avana - Utilities- Electric	\$12,000	\$955.56	\$955.56	8%
Aquatics Facilities	GR -Utilities-Electric	\$7,000	\$438.83	\$438.83	6%
Aquatics Facilities	Utilities - Natural Gas	\$45,000	\$3,231.49	\$3,231.49	7%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$582.15	\$582.15	4%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$210.85	\$210.85	4%
Aquatics Facilities	GR- Telephone/Internet	\$6,000	\$234.00	\$234.00	4%
Aquatic Facilities Total		\$2,050,700	\$98,129.00	\$98,129.00	5%
Circle C Community Cente	Utilities - Water	\$22,000	\$520.57	\$520.57	2%
Circle C Community Cente	Utilities - Electric	\$26,000	\$1,649.89	\$1,649.89	6%
Circle C Community Cente	Utilities - Telephone/Interne	\$12,000	\$702.57	\$702.57	6%
Circle C Community Ctr	Events Payroll	\$10,000	\$670.07	\$670.07	7%
Circle C Community Cente	Maintenance - Building	\$60,000	\$4,141.95	\$4,141.95	7%
Circle C Community Ctr Total		\$130,000	\$7,685.00	\$7,685.00	6%
Maintenance Operations	Office Supplies	\$800	\$0.00	\$0.00	0%
Maintenance Operations	Employee Education	\$1,800	\$0.00	\$0.00	0%
Maintenance Operations	Uniforms	\$1,200	\$0.00	\$0.00	0%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	0%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$0.00	\$0.00	0%
Maintenance Operations	Maintenance Payroll	\$235,000	\$25,011.85	\$25,011.85	11%
Maintenance Operations	Pool Tech	\$76,000	\$6,576.93	\$6,576.93	9%
Maintenance Operations	Payroll Taxes	\$32,000	\$2,101.92	\$2,101.92	7%
Maintenance Operations	Computer/Software	\$1,400	\$150.47	\$150.47	11%
Maintenance Operations	Tools/Supplies	\$6,000	\$0.00	\$0.00	0%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	0%
Maintenance Operations Totz		\$356,300	\$33,841.10	\$33,841.10	9%
HOA Operations	Office Supplies	\$11,000	\$599.69	\$599.69	5%
HOA Operations	Equip & Maintenance	\$21,000	\$208.03	\$208.03	1%
HOA Operations	HOA Owned Vehicle Expens	\$8,000	\$2,748.13	\$2,748.13	34%
HOA Operations	Postage	\$28,000	\$193.96	\$193.96	1%
HOA Operations	Web Operations	\$5,000	\$38.40	\$38.40	1%
HOA Operations	Printing	\$7,000	\$4.00	\$4.00	0%
HOA Operations	HOA Meetings	\$7,000	\$3,088.03	\$3,088.03	44%
HOA Operations	Deed Restrictions	\$20,000	\$1,527.54	\$1,527.54	8%
HOA Operations	HOA Special Events	\$45,000	\$3,990.00	\$3,990.00	9%
HOA Operations	Professional Fees	\$2,000	\$0.00	\$0.00	0%
HOA Operations Total		\$154,000	\$12,397.70	\$12,397.70	8%
Financial Management	Management Services	\$115,850	\$9,276.30	\$9,276.30	8%
Financial Management	Resale Certificate	\$11,250	\$250.00	\$250.00	2%
Financial Management	Lien Filing Administrative Fe	\$3,000	\$4,919.00	\$4,919.00	164%
Financial Management	Bank Fees	\$70,000	\$3,536.53	\$3,536.53	5%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$0.00	0%
Financial Management Total		\$210,100	\$17,981.80	\$17,981.80	9%
HOA Management	Management Payroll	\$235,000	\$24,597.91	\$24,597.91	10%
HOA Management	Management Payroll Taxes	\$25,000	\$2,123.44	\$2,123.44	8%
HOA Management	Mileage Reimbursement	\$6,000	\$191.80	\$191.80	3%
HOA Management	Insurance Stipend	\$60,000	\$4,527.46	\$4,527.46	8%
HOA Management	Cont Ed & Skills Enhanceme	\$2,000	\$0.00	\$0.00	0%
HOA Management Total		\$328,000	\$31,440.60	\$31,440.60	10%
Architectural Review Expen	Architectural Review Expen	\$8,000	\$0.00	\$0.00	0%
Architectural Review Expenses Total		\$8,000	\$0.00	\$0.00	0%

Legal Services	Legal Services	\$20,000	\$0.00	\$0.00	0%
Legal Services Total		\$20,000	\$0.00	\$0.00	0%
Taxes	Property	\$18,000	\$248.74	\$248.74	1%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	#DIV/0!
Taxes Total		\$18,000	\$248.74	\$248.74	1%
Insurance	General, Property, Boiler & P	\$105,000	\$9,212.63	\$9,212.63	9%
Insurance	Auto	\$6,000	\$531.09	\$531.09	9%
Insurance	D & O Insurance	\$14,000	\$0.00	\$0.00	0%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	0%
Insurance Total		\$141,000	\$9,743.72	\$9,743.72	7%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	0%
Community Enhancement	Association Memberships	\$2,000	\$75.00	\$75.00	4%
Community Enhancement Total		\$3,000	\$75.00	\$75.00	3%
Reserve Transfer		\$183,500	\$0.00	\$0.00	
Grand Total		\$6,121,850	\$380,330	\$380,330	6%

Expected Reserve Expenditures and Capital Improvement for 2025

		YTD
Billboard	\$5,000	0
GR-Replaster to Code	\$100,000	0
Replacement	\$6,000	0
Replacement	\$6,000	0
Replacement	\$12,000	0
Replacement	\$5,200	4790.06
Replacement	\$5,800	4851.46
SC - Pool Covers	\$9,000	0
SC - Lounge Chairs	\$8,000	7437.81
CC-Lounge Chairs	\$4,000	4000
AV Lounge Chairs	\$4,000	4000
GR Lounge Chairs	\$3,000	3000
Refurbish/Gelcoat	\$30,000	12326.5
Edge Repairs	\$30,000	10924.69
CC-Outside Trim	\$47,000	0
CC_Soffit Sand/Stain	\$35,000	0
Repairs/Seal & Stripe	\$15,000	0
Repairs/Seal & Stripe	\$14,500	0
CC-Kitchen Countertop		
Replacement	\$12,000	10922.01
CC-Carpet Replacement	\$40,000	615.9
SC - Slide Removal	\$30,000	0
Trail	\$35,000	0
Swim Center Landscaping	\$275,000	0
Node Clock Replacement	\$90,000	0

Rock Work	\$25,000	0
Irrigation Upgrades	\$35,000	0
Bed Upgrades	\$35,000	0
Escarpment Project	\$200,000	\$192,050.00
CCN Improvement	\$200,000	\$0.00
Construction Repairs	\$50,000	\$0.00
Total	\$1,366,500	\$254,918.4

Total Capital Budget Projects **\$1,366,500.0** **\$254,918.4**

Grand Total Expense: **\$7,488,350.0**

Circle C Aquatics

January-25

Winter Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD
Resident Entries	1,020	1,020	0	0	0	0	0	0	1,020	1,020
Unique Residents	239	239	0	0	0	0	0	0	239	239
Unique Households	163	163	0	0	0	0	0	0	163	163
Guest Entries	151	151	0	0	0	0	0	0	151	151
Other Entries	599	599	0	0	0	0	0	0	599	599
Average Hourly Count	10		0		0		0			
Average % of Capacity	4%		0%		0%		0%			
Max Hourly Count	56		0		0		0			
Total Entries	1,770	1,770	0	0	0	0	0	0	1,770	1,770

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD	Jan-25	YTD
Water Rescues	0	0	0	0	0	0	0	0	0	0
First Aid Responses	0	0	0	0	0	0	0	0	0	0
Sudden Illness Treatments	1	1	0	0	0	0	0	0	1	1
Patron/Facility Incidents	0	0	0	0	0	0	0	0	0	0
Biohazard Cleanups	1	1	0	0	0	0	0	0	1	1
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	1	1	0	0	0	0	0	0	1	1
Incident per Entry Ratio	0.06%	0.06%							0.06%	0.06%

Revenue	Jan-25	YTD
Aquatics Programs	\$ 1,572.00	\$ 1,572.00
Swim Team	\$ 15,400.00	\$ 15,400.00
Guest Fees	\$ 88.00	\$ 88.00
Area Reservations	\$ -	\$ -
Facility Rentals	\$ -	\$ -
Lane Rentals	\$ 380.00	\$ 380.00
Other Facility Income	\$ 262.00	\$ 262.00
Total Aquatics Revenue	\$ 17,702.00	\$ 17,702.00

Programs	Jan-25
Select Swim Team	86
Masters Swimming	19
Group Swim Lessons	0
Private Swim Lessons	2
Water Aerobics	0
Certification Courses	1
WSI Course	0
Total Participants	108

Reservations & Rentals	Jan-25	YTD
Area Reservations	0	0
Facility Rentals	0	0
Lap Lane Reservations	0	0
Total Reservations	0	0

Aquatics Staffing	Jan-25
Lifeguards/Head Guards	50
Front Desk Staff	4
Instructors/Coaches	4
Total Staff	58

Resident Stats	Individuals	Households	Members / Household
Homeowners	12,577	4,332	2.90
Renters	729	207	3.52
New Memberships	30	9	
Totals	13,306	4,539	2.93

Circle C HOA
Maintenance Report for Board February 2025
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance has been completed
- Minor Equipment and Facility Repairs Made
- Freeze Damage appears to be Minor
- Working on acquiring information and bids on added splash feature for wade pool

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs Completed
- Freeze Damage Appears to be Minor
- Carpet replacement and meeting room painting completed

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Freeze Damage Appears to be Minor

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal
- Freeze Damage Appears to be Minor

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Leak Detection Completed---has a broken pipe under deck and two skimmers are leaking at the throat. Waiting on bid for repairs
- Atlantis will be doing warranty repairs on beach entry and hairline surface cracks on plaster

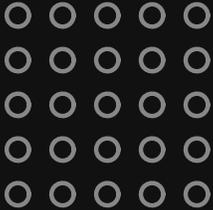
GREY ROCK AMENITIES CENTER

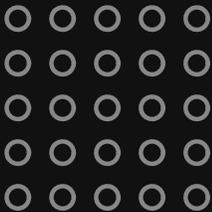
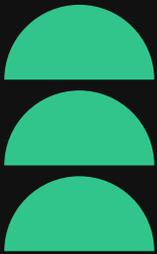
- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Freeze Damage Appears to be Minor
- Replaster to Start Mid-March



GENIX

DRIVING THE VIRTUAL POWER PLANT ECONOMY





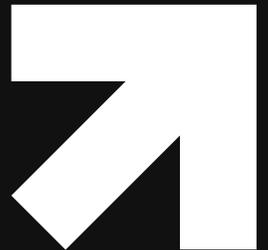
GenX

Is Building The Rails For The Virtual Power Plant Economy.

GenX combines **Access** and **Participation** for those who have been shut out of the legacy energy economy.

GenX addresses the following key challenges:

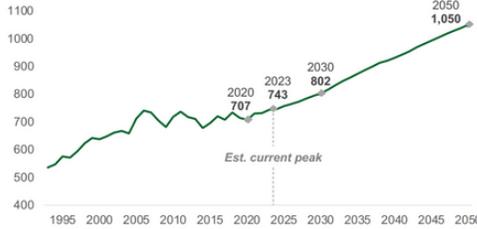
- Grid stability by deployment of decentralized batteries.
- Economic stimulation by allowing equitable participation by homeowners & business owners.
- Green Energy transition delays due to slow moving Utilities on Large-Scale Centralized Alternative Generation Power Plants.



Peak Demand Increase

Need for Large-Scale Storage: To meet the expected 1,050 GW peak by 2050, the grid will require scalable, distributed storage solutions that can respond quickly to shifts in demand.

U.S. system peak demand, historical and projected, GW (1995-2050E)



Note: National coincident peak demand is based on sum of peaks across FERC regions.
Source: Historical energy demand sourced from AEO. Coincident peak demand (point-in-time peak, not total energy consumption) estimated by The Brattle Group (2023) based on forecasted total energy consumption sourced from OP-NEMS mid-case scenario. This mid-case scenario includes increasing consumption from industrial electrification and electrification of HVAC; however, the EVs contribute the most demand to coincident peak according to estimated hourly consumption patterns that will vary by region.

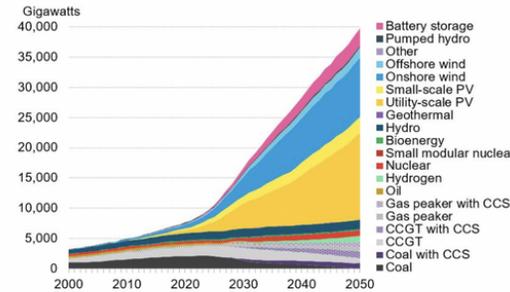
Rising Storage and Energy Demand

A platform enabling virtual power plants leveraging storage can capture this opportunity by aggregating battery resources (both residential and commercial) and deploying them to support the grid, delivering valuable ancillary services and balancing supply and demand in real time.

The battery storage market is projected to grow at a CAGR of 19.9% from 2023 to 2030.

In monetary terms, the global market for battery storage is expected to grow from \$7.5 billion in 2022 to \$30 billion by 2030.

Figure 1: Global cumulative installed electric capacity by technology in BloombergNEF's Net Zero Scenario

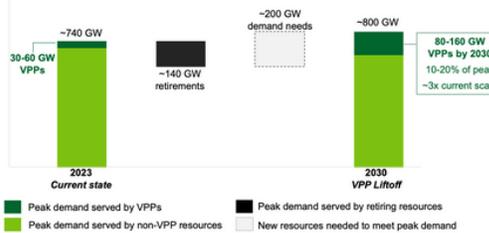


Source: BloombergNEF's New Energy Outlook Net Zero Scenario, published in November 2022

Retiring of Legacy Power Generation Systems

Rising Demand & Supply Gap: By 2030 U.S. peak electricity demand is projected to grow from 740 GW in 2023 to around 800 GW by 2030. At the same time, ~140 GW of traditional power generation capacity is expected to retire, creating a 200 GW supply gap in meeting peak demand.

US Peak electricity demand



Affordability Crisis

1 of 6

At the end of January 2023, over 20 million American households – one in six – were behind on electric bills.

Slow Utility Approvals

2.6

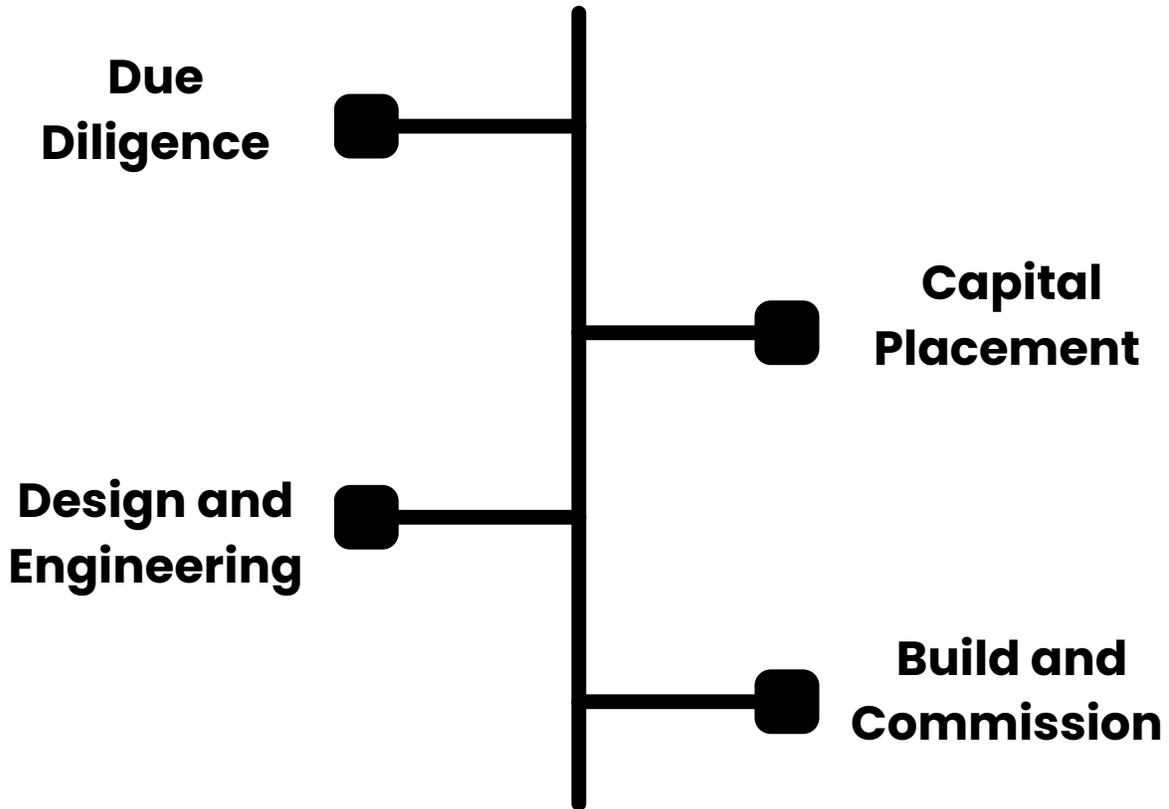
Terawatts (TW)

Utility-scale renewable energy projects spend an average of 4 years (**not including development**) in the utility interconnection queue, with massive backlogs delaying over **2.6 terawatts (or 2.6 Trillion watts / \$544B in revenue potential)** of clean energy, projects. However,, decentralized residential battery systems offer a quicker, local solution to clean energy adoption, reducing reliance on an overwhelmed grid and enabling homeowners to contribute to energy stability.



Next Steps

Sign MOU





The Future is Now

GenX is not just a participant in the renewable energy market; it is a trailblazer, setting new standards for how energy is traded, consumed, and valued. By empowering individuals and businesses to participate in the energy market, GenX is driving a more sustainable, equitable, and resilient future. Join us as we redefine how energy is produced, consumed, and valued, unlocking opportunities that are as profound as the shifts brought by the likes of Uber, Coinbase, and Airbnb. Be part of the energy revolution with GenX—where the future of trading meets the future of energy.

GET IN TOUCH



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YOUR ENERGY YOUR POWER