

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

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of June 25, 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. Rick Watson
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. June YTD Financials
 - b. Landscape Report, *Karen Hibpshman*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Stratus Project/Stratus Letter of Support
 - b. 2025 Legislative Updates
 - c. Billboards
- VII. Action Items
 - a. Ratify the Café vote
 - b. Letter to COA against the South Bay extension
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Cafe

Attachments

- 1. June 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
June 25, 2025**

1. The CCHOA Board of Directors convened on June 25, 2025, at the Community Center and via video conferencing (Zoom). David Lachance called the meeting to order at 6:35p.m. In attendance were board members David Lachance, Paul Oveisi, Tom Griebel & Phil Gorman. Dave Duryee & John LaBarge joined via Zoom. Joanne Kinzer was not present. CCHOA Manager Karen Hibpshman (HOA Manager), Robert Bardeleben (Facilities Director), Brody McKinley (Aquatics Director), Susan Hoover (Landscaping) were present.
2. David presented the June 25, 2025 agenda. Karen asked that we add Megan Escalante and Reid Evans to the Homeowner Form. Paul motioned to accept the agenda with the changes. Tom seconded the motion. All were in favor and the motion passed.
3. David presented the May 28, 2025 Board of Directors Meeting Minutes. Karen asked that we remove #1 on the minutes and add #10 that was missing. Tom asked that on #10, a “d” is added to spell out Board. Tom motioned to approve with the changes. Paul seconded the motion. All were in favor and the motion passed.
4. David introduced the Homeowner Forum. We had five homeowners sign up for the Homeowner Forum.
 - a. Justin Fink was not present.
 - b. Charles Shorter spoke to the board concerning the capacity limits at the pools. The Fire Marshall provided the DS occupancy load for the Swim Center is 599 for the deck, plus 280 for the pool. Would like to have parents and grandparents to be able to be on deck.
 - c. Chad Woolery - his kids swim summer league and they also swim year-round. The meets at the pool are not fun & feel hostile. He has watch grandparents get kicked out. His daughter was yelled at because she had a chair and her backpack. You cannot exit or enter through the front exit. All tables & chairs are blocked off – have to sit on the wall. Would like the board to look at the pool rules and capacity limits.
 - d. Megan Escalante – resident of 10-years. Megan had sent an email on May 31st concerning grandparents sitting at a table in the shade. Both grandparents are in their 70’s, it is difficult to maneuver around the pool deck due to tree roots. Stated they were asked to leave the table area that was in the shade.
 - e. Reid Evans spoke against the proposed Stratus project. The proposed zoning change should not go forward. This will be an awful project that that Circle C will no benefit from. This project is for 1,000 apartments. This project will have a significant impact on the community. The zoning was done in 2002 and was negotiated by all parties. Stratus has hired the Drenner Goup who was involved in the original zoning.
5. Karen presented the management report and the YTD Financials.

6. Karen and Susan presented the landscaping report.
7. Brody presented the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item was Stratus Project/Stratus Letter of Support. With several questions still outstanding and the feedback from the residents, this will remain on the agenda as a discussion item and will be added to Executive Session for the August board meeting
10. The second discussion item was the 2025 Legislative Updates. Karen will put together a one-page document on the updates.
11. The third discussion item was the electric bikes in the community. Karen has received several calls concerning the electric bikes in the community and common area. I have stopped kids on the electric bikes from building ramps in the common area and generally tearing up the turf areas. APD and Constables office have been contacted for help with safety information. Current laws only require a helmet to be worn but no other information available at this time.
12. The fourth discussion item was the Billboards. Circle C owns two billboards, the one at Slaughter/MoPac and Slaughter/FM1826. Karen will reach out to Trent to work on a proposal to redesign the billboard at Slaughter/MoPac. We will need to do additional research on the land owner where the billboard is located at Slaughter/FM1826.
13. The first action item was the Financial Office Lease. Paul motioned to approve with the same length and rate. David seconded the motion. All were in favor and the motion passed.
14. Paul motioned to adjourn the Public Meeting at 9:06pm. Tom seconded the motion. All were in favor and the motion passed.
15. The board went into Executive Session at 9:10pm to discuss Stratus, the Café and Aquatics. No decisions or actions were taken. The board adjourned executive session at 10:47pm.

Respectfully Submitted,

By: _____

Title: _Secretary_____

**Circle C Homeowners Association
 Manager's Report
 June 23, 2025 – July 25, 2025**

**Violation Report
 June 23, 2025 – July 25, 2025**

	May 26 - June 20, 2025	June 23 - July 25, 2025	Percentage of Total Violations	% Change		May 27 - June 21, 2024	July 24 - July 26, 2024	Percentage of Total Violations	% Change
Total Violations:	282	397		40.78%		357	323		-9.52%
Rubbish/Debris	43	42	10.58%	-2.33%		58	34	10.53%	-41.38%
Front Yard Maintenance	177	258	64.99%	45.76%		221	215	66.56%	-2.71%
Architectural	5	12	3.02%	140.00%		9	8	5.48%	-11.11%
Vehicle Storage	8	10	2.52%	25.00%		9	6	1.86%	-33.33%
Repair of Exterior Damages	5	23	5.79%	360.00%		21	22	6.81%	4.76%
Exterior Lighting	15	15	3.78%	0.00%		17	9	2.79%	-47.06%
Driveway	6	2	0.50%	-66.67%		3	4	1.24%	33.33%
Fencing	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Use Limitations	0	1	0.25%	#DIV/0!		1	3	0.93%	200.00%
Recreational Equipment	5	4	1.01%	-20.00%		7	10	3.10%	42.86%
Offensive Activities	4	9	2.20%	125.00%		5	5	1.55%	0.00%
Common Properties	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Maintenance	13	17	4.28%	30.77%		3	6	1.86%	100.00%
Abutting Landscaping	0	0	0.00%	0.00%		0	0	0.00%	0.00%
Window Covering	1	3	0.76%	200.00%		3	1	0.31%	-66.67%
Backwashing of Pool	0	1	0.25%	0.00%					

	282	397			357	323		
Stage 1/Cooperative Letters	261	292	73.55%	11.88%	304	256	79.25%	-15.79%
Stage 2 Letters	20	76	19.14%	280.00%	42	53	16.40%	26.19%
Stage 3 Letters	1	29	7.30%	2800.00%	11	14	4.33%	27.27%
Stage O	0	0	0.00%	0.00%	1	0	0.00%	100.00%

	282	397			357	323		
On Hold	2	2	0.50%	0.00%	4	1	0.03%	-75.00%
Closed	114	119	29.97%	4.39%	107	155	47.99%	30.97%
New	134	166	41.81%	23.88%	187	112	34.67%	-40.11%
Escalated	18	89	22.42%	394.44%	51	51	15.79%	0.00%
Re-Opened	14	21	5.29%	50.00%	7	4	1.24%	-42.86%
Attorney	0	0	0.00%	0.00%	1	0	0.00%	-100.00%

Administration

22 New Homeowner Packets mailed June 27th – July 18th.

Financial

AP checks were signed on July 18th with Terri Giles

Upcoming Special Events

Aug 2nd – Dive-In Movie – Big Hero 6
 Aug 19th – 1st Days of School (AISD)
 Aug 27th – Aug Board Meeting

Project/Updates

- Second ½ HOA dues. We will be sending out the assessment letters to the owner that we have good emails for electronically, those that we don't have an email for will still receive them via the USPS. Messaging has been put on the website and also sent out via email if a resident would like to verify their email or if they only want their bill sent through USPS. This will have significant savings on cost.
- We will be an early voting location starting in 2026 and continue to be a voting location on election day.
- After arguing with USPS and emailing others on the broken mailboxes at South Bay, they were fixed. After the initial pushback on the USPS when they emailed that the HOA's were going to be responsive for the repairs, no answers have been received. Since they fixed the South Bay mailboxes, I am assuming that they are going to keep repairing the mailboxes as they have been.
- Billing sent to Rowell HOA for \$69,913.35.
- Payment received from Commercial HOA for \$54,500.
- Spectrum is installing their infrastructure in GreyRock. There have been several issues and these have been communicated to the project manager to address.
- TxDOT proposed project on FM1826 from SH45-US290. Per email from TxDOT and Ann Howards office, the project has been paused for 4-years. Attended the CAMPO meeting and requested it to be removed from the constrained list. The next CAMPO meeting is May 12th where they will vote on the 2050 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	Completed
AV – Funbrella Repair/Replacement	Completed
GR- Funbrella Repair/Replacement	Completed
Maintenance Office HVAC Replacement	Completed
CC Pool Office HVAC Replacement	Completed

GR Pool Office HVAC Replacement	Completed
SC – Pool Covers	Ordered
SC – Lounge Chairs	Completed
CC – Lounge Chairs	Completed
AV – Lounge Chairs	Completed
GR – Lounge Chairs	Completed
CC – Pool Slide Refurbish/Gelcoat	Completed
CC – Splash Pad Bollard Edge Repairs	Completed
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	Slide is repaired for operations for this year.
GreyRock crushed granite trail	Completed
SC – Landscaping	More information needed
Node Clock Replacement	Started
Rock Work	Started

Irrigation Upgrades	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

Common Area Services	Neighborhood Maint & Repa	\$27,000	\$1,671.76	\$3,242.23	\$2,679.00	\$7,789.50	\$5,578.04	-\$290.70	\$4,913.99	18%
Common Area Services	Non Contract Landscape - S	\$30,000	\$458.69	\$0.00	\$0.00	\$0.00	\$18,000.00	\$10,000.00	\$28,458.69	95%
Common Area Services	Permits	\$10,000	\$3,748.00	\$575.00	\$1,066.26	\$1,903.64	\$1,940.47	\$0.00	\$9,233.37	92%
Commons Area Services Total		\$2,519,244	\$168,789.48	\$177,107.42	\$254,642.81	\$206,910.81	\$256,628.54	\$225,519.66	\$1,289,598.72	51%
Aquatics Facilities	Administrative	\$75,500	\$4,108.34	\$2,429.22	\$3,518.14	\$2,972.55	\$10,293.94	\$4,220.06	\$27,542.25	36%
Aquatics Facilities	Supplies - Pool	\$28,000	\$654.00	\$2,280.72	\$3,043.71	\$5,320.87	\$641.65	\$1,307.52	\$13,248.47	47%
Aquatics Facilities	Supplies - Chemicals	\$93,000	\$3,842.35	\$4,019.34	\$6,652.54	\$7,201.45	\$10,474.28	\$7,023.27	\$39,213.23	42%
Aquatics Facilities	Supplies & Fees - Swim Team	\$19,000	\$1,891.17	\$616.30	\$1,218.19	\$2,342.78	\$2,069.11	-\$695.25	\$7,442.30	39%
Aquatics Facilities	Maintenance - Pool	\$136,200	\$2,227.26	\$7,463.15	\$18,257.50	\$13,580.52	\$13,519.74	\$10,905.45	\$65,953.62	48%
Aquatics Facilities	Maintenance - Building	\$92,000	\$3,431.66	\$4,595.63	\$12,851.63	\$10,245.65	\$5,167.20	\$4,526.99	\$40,818.76	44%
Aquatics Facilities	Payroll - Staff	\$1,230,000	\$54,262.73	\$42,448.37	\$62,586.40	\$69,041.81	\$89,635.41	\$149,006.00	\$466,980.72	38%
Aquatics Facilities	Payroll - Programming Staff	\$55,500	\$113.82	\$75.60	\$1,197.85	\$2,181.57	\$3,822.13	\$5,557.84	\$12,948.81	23%
Aquatics Facilities	Payroll - Swim Team	\$155,000	\$16,996.77	\$11,248.47	\$11,187.12	\$11,731.59	\$12,282.64	\$10,682.00	\$74,128.59	48%
Aquatics Facilities	SC-Utilities - Water	\$33,000	\$2,268.12	\$2,039.60	\$2,415.80	\$2,648.23	\$2,456.13	\$2,506.80	\$14,334.68	43%
Aquatics Facilities	Avana _Utilities-Water	\$9,000	\$287.36	\$716.25	\$679.89	\$979.86	\$503.65	\$469.51	\$3,636.52	40%
Aquatics Facilities	GR- Utilities - Water	\$4,500	\$220.79	\$404.97	\$271.54	\$193.62	\$1,511.24	\$253.83	\$2,855.99	63%
Aquatics Facilities	SC-Utilities - Electric	\$30,000	\$2,171.80	\$2,619.76	\$2,329.87	\$2,538.31	\$2,346.06	\$2,830.52	\$14,836.32	49%
Aquatics Facilities	Avana - Utilities- Electric	\$12,000	\$955.56	\$727.63	\$253.01	\$704.54	\$815.44	\$851.75	\$4,307.93	36%
Aquatics Facilities	GR -Utilities-Electric	\$7,000	\$438.83	\$484.14	\$523.59	\$362.17	\$116.11	\$349.31	\$2,274.15	32%
Aquatics Facilities	Utilities - Natural Gas	\$45,000	\$3,231.49	\$4,866.75	\$3,554.87	\$2,733.38	\$1,537.72	\$678.45	\$16,602.66	37%
Aquatics Facilities	SC-Utilities - Telephone/Inte	\$15,000	\$582.15	\$582.15	\$592.20	\$592.26	\$592.26	\$592.26	\$3,533.28	24%
Aquatics Facilities	Avana - Telephone/Internet	\$5,000	\$210.85	\$235.28	\$128.32	\$235.33	\$342.45	\$128.53	\$1,280.76	26%
Aquatics Facilities	GR- Telephone/Internet	\$6,000	\$234.00	\$258.44	\$151.48	\$258.49	\$365.60	\$136.68	\$1,404.69	23%
Aquatic Facilities Total		\$2,050,700	\$98,129.05	\$88,111.77	\$131,413.65	\$135,864.98	\$158,492.76	\$201,331.52	\$813,343.73	40%
Circle C Community Center	Utilities - Water	\$22,000	\$520.57	\$426.69	\$431.43	\$718.33	\$1,265.59	\$983.98	\$520.57	2%
Circle C Community Center	Utilities - Electric	\$26,000	\$1,649.89	\$1,029.99	\$2,219.97	\$1,673.70	\$1,905.20	\$2,052.17	\$10,530.92	41%
Circle C Community Center	Utilities - Telephone/Interne	\$12,000	\$702.57	\$702.48	\$706.93	\$706.93	\$706.93	\$706.93	\$4,232.77	35%
Circle C Community Ctr	Events Payroll	\$10,000	\$670.07	\$545.07	\$813.52	\$469.96	\$712.96	\$570.59	\$3,782.17	38%
Circle C Community Center	Maintenance - Building	\$60,000	\$4,141.95	\$3,685.79	\$3,386.49	\$2,701.16	\$3,224.39	\$1,902.47	\$19,042.25	32%
Circle C Community Ctr Total		\$130,000	\$7,685.05	\$6,390.02	\$7,558.34	\$6,270.08	\$7,815.07	\$6,216.14	\$41,934.70	32%
Maintenance Operations	Office Supplies	\$800	\$0.00	\$0.00	\$392.58	\$92.93	\$0.00	\$24.88	\$510.39	64%
Maintenance Operations	Employee Education	\$1,800	\$0.00	\$0.00	\$0.00	\$0.00	\$98.11	\$60.01	\$158.12	9%
Maintenance Operations	Uniforms	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$91.97	\$0.00	\$91.97	8%
Maintenance Operations	Staff Recruitment	\$300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Maintenance Operations	Safety Equip/Supplies	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.85	\$45.85	4%
Maintenance Operations	Maintenance Payroll	\$235,000	\$25,011.85	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$16,826.96	\$109,146.65	46%
Maintenance Operations	Pool Tech	\$76,000	\$6,576.93	\$4,423.08	\$4,666.08	\$5,506.83	\$5,819.83	\$5,721.58	\$32,714.33	43%
Maintenance Operations	Payroll Taxes	\$32,000	\$2,101.92	\$1,345.38	\$1,346.54	\$1,348.46	\$1,358.23	\$1,376.38	\$8,876.91	28%
Maintenance Operations	Computer/Software	\$1,400	\$150.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.47	11%
Maintenance Operations	Tools/Supplies	\$6,000	\$0.00	\$0.00	\$3,422.21	\$44.34	\$0.00	\$633.58	\$4,100.13	68%
Maintenance Operations	Office Furniture	\$600	\$0.00	\$0.00	\$411.52	\$0.00	\$0.00	\$0.00	\$411.52	69%
Maintenance Operations Total		\$356,300	\$33,841.17	\$22,595.42	\$27,065.89	\$23,819.52	\$24,195.10	\$24,689.24	\$156,206.34	44%
HOA Operations	Office Supplies	\$11,000	\$599.69	\$157.39	\$594.05	\$879.02	\$368.26	\$563.36	\$1,443.28	13%
HOA Operations	Equip & Maintenance	\$21,000	\$208.03	\$151.09	\$771.76	\$4,879.43	\$1,019.31	\$174.42	\$7,204.04	34%
HOA Operations	HOA Owned Vehicle Expense	\$8,000	\$2,748.13	\$29.00	\$140.34	\$255.69	\$100.31	\$97.14	\$3,370.61	42%
HOA Operations	Postage	\$28,000	\$193.96	\$2,742.55	\$866.67	\$1,414.30	\$96.80	\$524.60	\$5,838.88	21%
HOA Operations	Web Operations	\$5,000	\$38.40	\$937.31	\$38.40	\$38.40	\$1,846.95	\$38.40	\$2,937.86	59%
HOA Operations	Printing	\$7,000	\$4.00	\$2,609.53	\$0.00	\$0.00	\$0.00	\$0.00	\$2,613.53	37%
HOA Operations	HOA Meetings	\$7,000	\$3,088.03	\$449.25	\$314.64	\$145.64	\$0.00	\$172.69	\$4,170.25	60%
HOA Operations	Deed Restrictions	\$20,000	\$1,527.54	\$1,528.08	\$0.00	\$1,528.08	\$3,727.80	\$1,577.85	\$9,889.35	49%
HOA Operations	HOA Special Events	\$45,000	\$3,990.00	\$2,930.00	\$581.73	\$4,009.46	\$4,360.00	\$1,040.96	\$16,912.15	38%
HOA Operations	Professional Fees	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
HOA Operations Total		\$154,000	\$12,397.78	\$11,534.20	\$3,307.59	\$13,150.02	\$11,519.43	\$4,189.42	\$56,098.44	36%
Financial Management	Management Services	\$115,850	\$9,276.30	\$9,276.30	\$9,276.30	\$9,838.50	\$9,838.50	\$9,838.50	\$57,344.40	49%
Financial Management	Resale Certificate	\$11,250	\$250.00	\$750.00	\$650.00	\$1,100.00	\$1,150.00	\$800.00	\$4,700.00	42%
Financial Management	Lien Filing Administrative Fee	\$3,000	\$4,919.00	\$0.00	\$0.00	\$376.00	\$225.00	\$50.00	\$5,570.00	186%
Financial Management	Bank Fees	\$70,000	\$3,536.53	-\$4,143.91	\$14,777.79	\$9,520.67	\$5,435.85	\$8,389.71	\$37,516.64	54%
Financial Management	CPA/Audit	\$10,000	\$0.00	\$60.50	\$0.00	\$213.38	\$0.00	\$712.45	\$986.33	10%

Financial Management Total		\$210,100	\$17,981.83	\$5,942.89	\$24,704.09	\$21,048.55	\$16,649.35	\$19,790.66	\$106,117.37	51%
HOA Management	Management Payroll	\$235,000	\$24,597.91	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$16,638.64	\$107,791.11	46%
HOA Management	Management Payroll Taxes	\$25,000	\$2,123.44	\$1,373.91	\$1,396.57	\$1,371.03	\$1,400.58	\$1,407.65	\$9,073.18	36%
HOA Management	Mileage Reimbursement	\$6,000	\$191.80	\$730.10	\$448.00	\$567.00	\$517.30	\$732.90	\$3,187.10	53%
HOA Management	Insurance Stipend	60000	\$4,527.46	\$5,239.99	\$5,239.99	\$4,802.28	\$3,928.04	\$7,170.05	\$30,907.81	52%
HOA Management	Cont Ed & Skills Enhanceme	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
HOA Management Total		\$328,000	\$31,440.61	\$23,982.64	\$23,723.20	\$23,378.95	\$22,484.56	\$25,949.24	\$150,959.20	46%
Architectural Review Expenses: Architectural Review Expenses		\$8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Architectural Review Expenses Total		\$8,000	\$0.00	0%						
Legal Services	Legal Services	\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$5,563.36	28%
Legal Services Total		\$20,000	\$0.00	\$495.00	\$3,226.86	\$105.00	\$1,142.50	\$594.00	\$5,563.36	28%
Taxes	Property	\$18,000	\$248.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$248.74	1%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
Taxes Total		\$18,000	\$248.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$248.74	1%
Insurance	General, Property, Boiler & A	\$105,000	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.63	\$9,212.64	\$9,212.64	\$55,275.80	53%
Insurance	Auto	\$6,000	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$531.09	\$3,186.54	53%
Insurance	D & O Insurance	\$14,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,087.27	-\$11,087.27	-69%
Insurance Total		\$141,000	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.72	\$9,743.73	-\$1,343.54	\$47,375.07	34%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Community Enhancement	Association Memberships	\$2,000	\$75.00	\$70.00	\$195.00	\$0.00	\$0.00	\$0.00	\$340.00	17%
Community Enhancement Total		\$3,000	\$75.00	\$70.00	\$195.00	\$0.00	\$0.00	\$0.00	\$340.00	11%
Reserve Transfer		\$183,506	\$0.00							
Grand Total		\$6,121,850	\$380,332	\$345,973	\$485,581	\$440,292	\$508,671	\$506,936	\$2,667,786	44%

Expected Reserve Expenditures and Capital Improvement for 2025

		YTD
Billboard	\$5,000	0
GR-Replaster to Code	\$100,000	76835
AC-Funbrella Fabric Replacement	\$6,000	4546.5
GR-Funbrella Fabric Replacement	\$6,000	1867.31
Maintenance Office HVAC Replacement	\$12,000	10651.8
CC Pool Office HVAC Replacement	\$5,200	4790.06
GR Pool Office HVAC 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
CC-Pool Slide		
Refurbish/Gelcoat	\$30,000	30513.19
CC-Splash Pad Bollard		
Edge Repairs	\$30,000	18395.93
CC-Outside Trim	\$47,000	0

Circle C Aquatics

June-25

Summer Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD
Resident Entries	9,166	28,188	4,809	6,672	4,130	5,417	1,315	1,777	19,420	42,054
Unique Residents	2,563	3,886	2,545	3,171	1,904	2,282	574	655	5,277	6,399
Unique Households	1,037	1,498	893	1,071	679	786	218	246	1,896	2,237
Guest Entries	648	2,122	680	906	336	424	101	136	1,765	3,588
Other Entries	3,357	10,230	0	0	0	0	0	0	3,357	10,230
Average Hourly Count	43		54		23		8			
Average % of Capacity	17%		30%		15%		6%			
Max Hourly Count	441		140		89		18			
Total Entries	13,171	40,540	5,489	7,578	4,466	5,841	1,416	1,913	24,542	55,872

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD	Jun-25	YTD
Water Rescues	2	5	1	1	0	0	0	0	3	6
First Aid Responses	10	30	4	6	0	0	1	1	15	37
Sudden Illness Treatments	3	7	1	1	0	0	0	0	4	8
Patron/Facility Incidents	0	23	3	4	1	3	0	0	4	30
Biohazard Cleanups	0	14	3	5	0	0	0	0	3	19
Suspensions/Expulsions	0	6	0	0	2	3	0	0	2	9
EMS/911 Callouts	1	1	1	1	1	1	0	0	3	3
Total Incidents	15	64	7	10	1	3	1	1	24	78
Incident per Entry Ratio	0.11%	0.16%	0.13%	0.13%	0.02%	0.05%	0.07%	0.05%	0.10%	0.14%

Revenue	Jun-25	YTD
Aquatics Programs	\$ 18,444.50	\$ 59,076.65
Swim Team	\$ 10,445.00	\$ 93,399.00
Guest Fees	\$ 4,043.00	\$ 6,065.00
Area Reservations	\$ 2,600.00	\$ 3,300.00
Facility Rentals	\$ -	\$ 3,575.00
Lane Rentals	\$ 3,695.00	\$ 16,076.60
Other Facility Income	\$ 1,995.00	\$ 5,750.02
Total Aquatics Revenue	\$ 41,222.50	\$ 187,242.27

Programs	Jun-25
Select Swim Team	66
Masters Swimming	23
Group Swim Lessons	96
Private Swim Lessons	262
Water Aerobics	31
Certification Courses	29
WSI Course	0
Total Participants	507

Reservations & Rentals	Jun-25	YTD
Area Reservations	10	10
Facility Rentals	0	4
Lap Lane Reservations	0	1189
Total Reservations	10	1203

Aquatics Staffing	Jun-25
Lifeguards/Head Guards	132
Front Desk Staff	16
Instructors/Coaches	17
Total Staff	165

Resident Stats	Individuals	Households	Members / Household
Homeowners	12,851	4,367	2.94
Renters	795	220	3.61
New Memberships	368	139	
Totals	13,646	4,587	2.97

Circle C HOA
Maintenance Report for Board July 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
- Café Roof/Water Leak Repaired

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- Minor Repairs 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 off across the pool—we did one more underwater repair

NEIGHBORHOOD

- Minor repairs have been completed as needed
- Minor Graffiti Removal
- Moved Swim Center Playground Gate from Pool Parking Lot to Back Side of Playground—now accessed from CG path
- Replace Rim and Crank on One of the basketball goals

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