

ISHOA Annual Meeting

November 18, 2009



Indian Summer Homeowners Association

Agenda

Call to order

Proof of notice of meeting

Confirmation of quorum

Consideration of the agenda

Minutes of 2008 annual meeting

President's address

Financial reports

2010 budget ratification

Board election - presentation and election of candidates

Committee activity reports

Adjournment



Indian Summer Homeowners Association

Approval of 2008 Annual Meeting Minutes



Indian Summer Homeowners Association

President's Address

Transition to new management company

Increase in monthly dues effective January 1



Indian Summer Homeowners Association



Sandi MacCalla
Judy Nordstrom
Anne Hendricks

CDC Management Services



Indian Summer Homeowners Association



Locally owned and operated

Online account access for homeowners

- Available 24 hours/day
- Payments, credits, balances

Emergency service phone number for nights and weekends

New ISHOA website for easier information access



Indian Summer Homeowners Association

	2009 Results			
	<u>Budget</u>	<u>Projected YE Actual</u>	<u>Favorable Variance</u>	<u>Unfavorable Variance</u>
Income	340,000	327,000		13,000
Administration	61,000	58,000	3,000	
Security	74,000	70,000	4,000	
Maint./Grounds	126,000	144,000		18,000
Community liaison	7,000	6,000	1,000	
Parks/Pets	2,000	2,000		
Reserve fund	<u>70,000</u>	<u>70,000</u>		
Total expenses	340,000	350,000	8,000	31,000
Projected deficit				23,000

What Happened?

Delay in construction of Links Phase 3 (34 lots)

Unplanned expenses

- Dead and diseased trees
- Guardhouse doors and electrical repairs
- Higher utility costs for water and telephone

Lower revenues and higher maintenance expenses were partially offset by savings in security, administrative, and community liaison expenditures



Indian Summer Homeowners Association

2010 Forecast

Income	387,000
Administration	62,000
Security	81,000
Maintenance/Grounds	126,000
Community liaison	6,000
Parks/Pets	2,000
Reserve fund	81,000
Repay 2009 deficit	<u>23,000</u>
Total expenses	381,000
Projected surplus	+ 6,000



Indian Summer Homeowners Association

Change in Monthly Dues

Master association dues will increase from \$61.46 per month to \$70.00 per month effective January 1, 2010

“I don’t even remember the last time we had a dues increase, what’s changed?”

- Revenue leveling off
- Aging infrastructure = higher maintenance costs
- More common property to maintain in The Links
- Taxes, utilities, and service costs increasing



Indian Summer Homeowners Association

Controlling Rising Costs

2010 budget process - line-item by line-item critique of expenses

Competitive bidding on large contracts

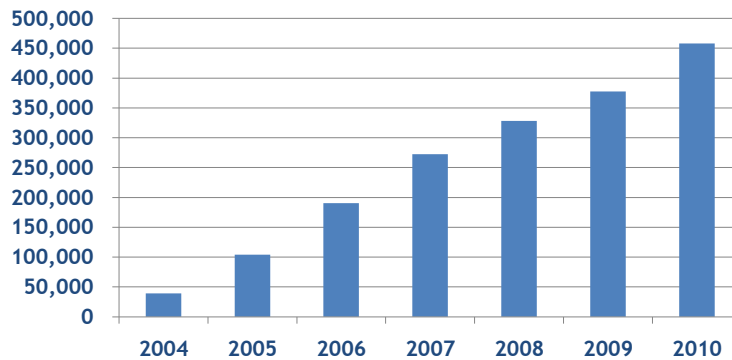
Identify new ways to save money - e.g., sidewalk grinding, utilities, insurance analysis, contracted services, etc.

Reduce guard house hours on Saturday



Indian Summer Homeowners Association

Capital Reserve Fund



Reserve funds are earmarked for replacement of existing capital assets owned by the association including roadways, gates, fencing, sidewalks, landscaping, etc. Amounts represent actual/projected balances as of December 31 of each year



Indian Summer Homeowners Association

Ratification of the 2010 Budget



Indian Summer Homeowners Association

Presentation and Election of Board Candidates



Indian Summer Homeowners Association

Committee Activity Reports



Indian Summer Homeowners Association

Architectural Review Board

Chair: Fred Hellberg (interim)

Members

- Dick Allen
- Bill Bleakney
- George Gauntlett
- Dave Kirk

Board liaison: Mark Brown



Indian Summer Homeowners Association

Architectural Review Board

Improved management and accountability of the architectural review process by establishing new procedures for collection of architectural review fees from builders and payment for engineering and architectural services to the consulting engineer

Conducted 12 meetings and numerous on-site property inspections to review requests from residents for architectural and landscaping modifications

Reviewed and acted on more than 50 resident requests to ensure continued harmonious development of Indian Summer properties consistent with the CC&Rs



Indian Summer Homeowners Association

Budget Advisory Committee

Chair: Mike Brauser

Members

- Tim Dowling
- Joe Taller
- Bob Wolf

Board liaison: Gary Mahon



Indian Summer Homeowners Association

Budget Advisory Committee

Conducted monthly review and analysis of financial reports

Made budget cutting recommendations to the Board in May to off-set the loss of dues revenue

Made recommendations to the Board in August regarding budget options for 2010

Prepared the 2010 Budget



Indian Summer Homeowners Association

Community Liaison Committee

Co-chairs

- Linda Wynands - monthly eBlasts, webpage, newsletter, community notification signs
- Mary Weiss - new residents, annual meeting, social events

Members

- Terri Blazell
- Ed Boselly
- Claudia Digerson
- Jeanine Savoca
- Betty Switzer

Board liaison: Carol Litten



Indian Summer Homeowners Association

Community Liaison Committee

New signs for notices to the community (2009)

Standardized format of monthly eBlasts (2009)

Collected and now maintaining list of residents willing/able to help others with local transportation in case of another snow emergency (2009)

Web page update/restructure (2010)

Considering new approach to the community directory of residents (2010)



Indian Summer Homeowners Association

Garage Sale Committee

Chair: Joe Taller

Members

- Terri Blazell
- Al Martinolich



Indian Summer Homeowners Association

Garage Sale Committee

2009

- Event held Sunday, May 17 with preview on Saturday, May 16
- 52 residents participated
- Large turnout

2010

- Plan to provide a portable toilet
- Clarify policy on sale of food. If meat is sold, seller is responsible for obtaining a food worker/handler permit. Selling cookies does not require a permit
- Need a volunteer to take phone sign-ups
- Next year's date is Sunday, May 23



Indian Summer Homeowners Association

Maintenance Committee

Chair: Bob Fowe

Members

- Ron Switzer
- Linda Kightlinger
- Marion Sowell

Board liaison: Doc Barnett



Indian Summer Homeowners Association

Maintenance Committee

Replaced doors, fixed electrical problems, updated lighting, and painted the guardhouse

Removed vegetation from storm water pond on Kinsale and inspected all others. Reported results to Thurston County

Replaced cracked sidewalk segment on Troon. Ground down uneven sidewalk sections in front of Bellavita

Restriped crosswalks and curbs. Painted fire hydrants

Powder-coated street signs and poured new concrete bases



Indian Summer Homeowners Association

Nature and Historical Preservation Committee

Chair: Joe Taller

Members

- Bert Bartleson
- Dee Corwin
- Dick Murry
- Al Martinolich
- Bob Carmichael



Indian Summer Homeowners Association

Nature and Historical Preservation Committee

2009

- Installed bench on Troon near crosswalk. Thanks to Dick Murry
- Built and installed new bulletin board near the south end of the preserve. Again, thanks to Dick Murry
- Coordinated installation of interpretive sign and bench in Chambers Park. Dedication ceremony on September 10 was attended by two county commissioners
- Installed trail signs in the preserve

2010

- Place bark on the preserve trail and make it wider
- Install interpretive signs for trees and wild flowers in the preserve



Indian Summer Homeowners Association

Pet Committee

Chair: Dorris Hensel

Members

- Dave Klein
- Diane Baldwin
- Glen McKay
- Linda Nelson



Indian Summer Homeowners Association

Pet Committee



Indian Summer Homeowners Association

Security Committee

Chair: Gary Mahon (interim)

Members

- Bruce Baker
- Helmut Bauer
- Connie Beach
- Walt Hitchcock
- Dave Kirk
- Mathew Williams

Board liaison: Gary Mahon



Indian Summer Homeowners Association

Security Committee

Miscellaneous traffic safety improvements - new signs, crosswalk painting, shrub trimming to improve visibility, etc.

Pilot program with Thurston County Sheriff

Reduced Saturday guard house hours from 10 to 8 per day

Comprehensive security assessment and recommendations by outside consultant in 2010



Indian Summer Homeowners Association



Special thanks to H.P. (Doc) Barnett
for his service on the Board



Indian Summer Homeowners Association

Thank You for Attending

Meeting Adjourned



Indian Summer Homeowners Association