



The Pines

AT KIMBALL BRIDGE

October 19th, 2021 – 7:00PM

Google Meet

AGENDA

Roll Call

Secretary's Report: Annette

Treasurer: Ken – Budget / Dues Update / Proposed Fees Discussion

Correspondence: Annette/Pam – Facebook Update / Discussion

Covenants: 1st Draft of Priorities List sent to Lawyer

Covenant Violations: Update

Social: Halloween Discussion

Landscape: Matt – Update

Government: Pam – Update

New Business: Kimball Bridge Fence Project Update, Front Entrance Lights Update, Community Directory

Upcoming Meeting(s): Halloween Event 10/31 – 4p-6p, November 16th Board Meeting

Adjournment

10/19/2021 The Pines H.O.A. Board Meeting Minutes via Google Meet

Present: Manny, Pam, Ken, Annette, Matt

The meeting was called to order and a quorum was present.

Secretary's report: Minutes approved with updated revisions.

Treasurer's report: The financial report/budget was presented and reviewed. 3 homes are still outstanding on dues. 1 is on payment arrangement & the other 2 are 2 yrs behind. Late dues notices went Saturday. We will wait for responses & if none they will then be turned over to the attorney. Dues notices for 2022 went in the mail Saturday as well.

TEAM REPORTS:

Communication – Not much has been happening on the community Facebook page.

Covenant Violations – Nothing too bad, mostly curb trash.

Covenants – The first draft of covenants has been sent to the attorney for review.

Detention Pond – No report.

Government – City property tax was re-calculated based on the square footage.

Landscape – Turn off the sprinklers this week. Winter flowers and pine straw later.

Social – Check with the food truck. Individual candy bags on a table by the food truck, Matt will pickup candy from Costco. Pam will update the flyer; house decorating was omitted from the original flyer that went out.

New Business –

KBR fence update: is 44 yes and 30 no. 54 houses haven't voted yet. Sent out reminder letter to vote a few weeks ago.

Front entrance lights: TE Electrical was approved to go ahead and replace the four main lights and then do the small tree spotlights after the trees are put in to avoid any potential damage to the new lights. However, they are backlogged right now.

Miscellaneous: Discuss question that was asked about a community directory.

Meeting Schedule/Board: Nov. 16

MEETING ADJOURNED

In US Dollars

The Pines at Kimball Bridge Homeowners Association
2021 Budget and Cash Flow Statement



	2021 Full Year	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	2021 YTD	% Of Budget	2021 Budget Remaining
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>		
Revenue																
Total Beginning Cash Flow	37,462	31,602	30,583	31,186	27,925	26,831	25,231	23,756	23,069	19,988	19,089	0	0			
Operating Expenses																
Electricity	1,500	106	92	95	101	92	90	93	85	88	0	0	0	842	56%	658
Water	800	37	0	9	0	0	0	0	73	0	0	0	0	119	15%	681
Monthly Landscaping (Entrances)	12,000	594	594	594	594	594	594	594	594	594	594	0	0	5,939	49%	6,062
Insurance	1,400	0	0	1,399	0	0	0	0	0	0	0	0	0	1,399	100%	1
PO Box Annual Rental	150	0	0	106	0	0	0	0	0	0	0	0	0	106	71%	44
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	220	0	377	0	74	79	0	0	0	749	42%	1,051
Corporate Registration	30	0	0	30	0	0	0	0	0	0	0	0	0	30	100%	0
Website	127	0	0	0	180	0	0	0	0	0	0	0	0	180	142%	(53)
Total Fixed Expenses	17,807	737	686	2,233	1,095	686	1,061	686	826	760	594	0	0	9,363	53%	8,444
Projects																
Welcoming Committee	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	125
Social Activities	1,500	0	0	0	0	0	67	0	1,260	0	0	0	0	1,327	88%	173
Banner/Flags/Miscellaneous	350	0	0	0	0	114	0	0	0	0	0	0	0	114	33%	236
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Essments	872	0	450	0	0	0	0	0	695	0	1,238	0	0	2,383	273%	(1,511)
Sprinkler System Repair/Installation	1,125	0	0	0	0	0	297	0	0	0	0	0	0	297	26%	828
Website Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Electrical Work/Island Lights	2,200	0	0	0	0	0	50	0	0	0	0	0	0	50	2%	2,150
Detention Pond Maintenance	900	0	0	0	0	300	0	0	300	300	0	0	0	900	100%	0
Seasonal Flowers and Mulch	3,000	825	0	0	0	500	0	0	0	0	0	0	0	1,325	44%	1,675
Bullitin Board Repair/Replacement	758	0	0	758	0	0	0	0	0	0	0	0	0	758	100%	0
Land Survey	1,125	0	1,125	0	0	0	0	0	0	0	0	0	0	1,125	100%	0
Sign Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
New Landscaping Pinehigh Entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Storage Unit	900	0	0	900	0	0	0	0	0	0	0	0	0	900	100%	0
Total Projects/Variable Expenses	13,055	825	1,575	1,658	0	914	414	0	2,256	300	1,238	0	0	9,180	70%	3,876
Total Expenditures	30,862	1,562	2,261	3,891	1,095	1,600	1,475	686	3,081	1,060	1,832	0	0	18,543	60%	12,319
Total Ending Cash Flow	6,600	30,040	28,322	27,295	26,830	25,231	23,756	23,070	19,988	18,928	17,257	0	0			