



# *The Pines*

AT KIMBALL BRIDGE

November 16<sup>th</sup>, 2021 – 7:00PM

Google Meet

## AGENDA

### **Roll Call**

**Secretary's Report:** Annette

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

**Correspondence:** Annette/Pam – Facebook Update

**Covenants:** Lawyer reviewing proposed amendments

**Covenant Violations:** Update

**Social:** Halloween Update – Christmas Decorations Contest

**Landscape:** Matt – Update

**Government:** Pam – Update

**New Business:** Kimball Bridge Fence Ballot Update, Front Entrance Lights Update

**Upcoming Meeting(s):** December 21<sup>st</sup>??? // January 18<sup>th</sup>, 2022

**Adjournment**

**11/16/2021 The Pines H.O.A. Board Meeting Minutes via Google Meet**

**Present:** Manny, Pam, Ken, Annette, Matt, Juan

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

**Secretary's report:** Minutes approved.

**Treasurer's report:** The financial report/budget was presented and reviewed. 2022 dues: 25 homes have paid to date.

**TEAM REPORTS:**

**Communication** – FB group page: positive comments on the Halloween event.

**Covenant Violations** – Nothing warranting a letter.

**Covenants** – Attorney received the proposed amendments and will provide recommendations after reviewing them.

**Detention Pond** – No report.

**Government** – No report.

**Landscape** – Spoke with landscapers; the flowers should be coming in the next couple of weeks. After Fall the straw will go in. On Pinehigh entrance side: clean up areas, monkey grass has weeds poking through, spray areas with weeds. Leave the shrubs for now. On the Main entrance side the yellow golden mop shrub is overgrown onto the sidewalk and there are visibility issues, they will cut it back to the phone pole. For the tree situation early Spring is best. She will do a quote, send it to the City and we will get it back from her. They can do the trees for an all in one quote from one company.

**Social** – Halloween went great, everyone had a good time with a good turnout. The kids liked the individual candy bags. There were some toys leftover. Gift cards for the costumes worked well. Thank you Matt and Pam for all of your hard work in organizing the event.

Christmas Decorating for the entrance will be Tuesday at 1 pm. Holiday decoration contest information will be posted Dec. 1. 4 prizes. 1<sup>st</sup> = \$100, 2<sup>nd</sup> = \$75, 3<sup>rd</sup> = \$50 and 4<sup>th</sup> = \$25.

**New Business** –

VPP fence updates: 17 yes and 21 no to date. 52 homes left to vote. After January another reminder

Reprint  
from Laptop

In US Dollars

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



	2021 Full Year Budget	Jan 2021 Actual	Feb 2021 Actual	Mar 2021 Actual	Apr 2021 Actual	May 2021 Actual	Jun 2021 Actual	Jul 2021 Actual	Aug 2021 Actual	Sep 2021 Actual	Oct 2021 Actual	Nov 2021 Actual	Dec 2021 Actual	2021 YTD Actual	% Of Budget	2021 Budget Remaining
<b>Revenue</b>																
Total Beginning Cash Flow	37,462	31,602	30,583	31,186	27,925	26,831	25,231	23,756	23,069	19,988	19,180	15,894	0			
<b>Operating Expenses</b>																
Electricity	1,500	106	92	95	101	92	90	93	85	88	91	0	0	933	62%	567
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	594	0	6,533	54%	5,468
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)
<b>Total Fixed Expenses</b>	<b>17,807</b>	<b>737</b>	<b>686</b>	<b>2,233</b>	<b>1,095</b>	<b>686</b>	<b>1,061</b>	<b>686</b>	<b>826</b>	<b>760</b>	<b>685</b>	<b>594</b>	<b>0</b>	<b>10,048</b>	<b>56%</b>	<b>7,759</b>
<b>Projects</b>																
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	1,752	0	3,079	205%	(1,579)
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	1,272	0	0	1,322	60%	878
Detention Pond Maintenance	900	0	0	0	0	300	0	0	0	0	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
<b>Total Projects/Variable Expenses</b>	<b>13,055</b>	<b>825</b>	<b>1,575</b>	<b>1,658</b>	<b>0</b>	<b>914</b>	<b>414</b>	<b>0</b>	<b>2,256</b>	<b>300</b>	<b>2,510</b>	<b>1,752</b>	<b>0</b>	<b>12,204</b>	<b>93%</b>	<b>852</b>
<b>Total Expenditures</b>	<b>30,862</b>	<b>1,562</b>	<b>2,261</b>	<b>3,891</b>	<b>1,095</b>	<b>1,600</b>	<b>1,475</b>	<b>686</b>	<b>3,081</b>	<b>1,060</b>	<b>3,195</b>	<b>2,346</b>	<b>0</b>	<b>22,252</b>	<b>72%</b>	<b>8,610</b>
<b>Total Ending Cash Flow</b>	<b>6,600</b>	<b>30,040</b>	<b>28,322</b>	<b>27,295</b>	<b>26,830</b>	<b>25,231</b>	<b>23,756</b>	<b>23,070</b>	<b>19,988</b>	<b>18,928</b>	<b>15,985</b>	<b>13,548</b>	<b>0</b>			