



The Pines

AT KIMBALL BRIDGE

March 15th, 2022 – 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: Standards Document Discussion

Covenant Violations: Update

Social: Spring Fling???

Landscape: Matt – Update – Main Entrance Removal / Install

Government: Pam – Update

New Business: Kimball Bridge Fence Vote Discussion / Mailboxes Discussion

Upcoming Meeting(s): April 20th, 2022

Adjournment

3/15/2022 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.

Treasurer's report: The financial report/budget was presented and reviewed. 2022 dues: 33 outstanding. Proposed fees update.

TEAM REPORTS:

Communication – No report.

Covenant Violations – Remodel debris remaining outside past the date the homeowner originally asked for. Letter sent and fines begin if it is not remedied per the letter. Homeowner then requested an additional extension, rejected by board. Ample time was previously given; suggest they move the items to the garage or backyard, otherwise fines go into effect on Monday. Throughout the neighborhood: Grass heights, dumpster in driveway, garbage in yard.

Covenants – Standards document discussion. Keep the book size down, looking at 16 pages approximately, include the most important ones and a link/note to locate the full covenants on the website. Copy needs to mail out to the homeowners. Revision with the proposed fees to be emailed to board, review by Monday and email any changes. We will then have a vote to accept via email. A digital version will need to be added to the website.

Government – No report.

Landscape – Spring flowers will be going in. Water was turned on to water the new trees and then shut off because of a freeze. A possible leak has been detected in the sprinkler system shutoff box; we will monitor it and take steps to correct if a leak is confirmed.

Social – Reach out to the food truck and see what their availability is.

New Business –

Kimball Bridge Fence update - Send reminders to those who have not sent in their vote.

Mailbox discussion - Going with: Addresses of Distinction. Ask the vendor if they would consider a volume discount. Put the link and information on the 4 approved mailboxes on our website.

Meeting Schedule/Board: April 19th.

Adjourned.

In US Dollars

The Pines at Kimball Bridge Homeowners Association
2022 Budget and Cash Flow Statement



	2022 Full Year Budget	Jan 2022 Actual	Feb 2022 Actual	Mar 2022 Actual	Apr 2022 Actual	May 2022 Actual	Jun 2022 Actual	Jul 2022 Actual	Aug 2022 Actual	Sep 2022 Actual	Oct 2022 Actual	Nov 2022 Actual	Dec 2022 Actual	2022 YTD Actual	% Of Budget	2022 Budget Remaining
Revenue																
Total Beginning Cash Flow	31,994	26,714	26,607	24,134	0	0	0	0	0	0	0	0	0	0		
Operating Expenses																
Electricity	1,500	87	74	0	0	0	0	0	0	0	0	0	0	161	11%	1,339
Water	800	21	3,125	0	0	0	0	0	0	0	0	0	0	3,146	393%	(2,346)
Monthly Landscaping (Entrances)	12,000	594	610	610	0	0	0	0	0	0	0	0	0	1,814	15%	10,186
Insurance	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,500
PO Box Annual Rental	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	150
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,800
Corporate Registration	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
Website	127	0	0	0	0	0	0	0	0	0	0	0	0	30	100%	0
Total Fixed Expenses	17,907	732	3,809	610	0	0	0	0	0	0	0	0	0	5,151	29%	12,756
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	0	0	0	0	0	0	0	0	0%	1,500
Banner/Flags/Miscellaneous	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	350
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Essments	1,500	894	284	0	0	0	0	0	0	0	0	0	0	1,178	79%	322
Sprinkler System Repair/Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
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	0	0	0	0	0	0	0	0	0%	2,200
Detention Pond Maintenance	900	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	900
Seasonal Flowers and Mulch	4,125	0	0	2,700	0	0	0	0	0	0	0	0	0	0	0%	1,425
Bullitin Board Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	2,700	65%	0
Land Survey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	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	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Total Projects/Variable Expenses	11,800	894	284	2,700	0	0	0	0	0	0	0	0	0	3,878	33%	7,922
Total Expenditures	29,707	1,626	4,093	3,310	0	0	0	0	0	0	0	0	0	9,029	30%	20,678
Total Ending Cash Flow	2,287	25,088	22,514	20,824	0	0	0	0	0	0	0	0	0			