



# *The Pines*

AT KIMBALL BRIDGE

January 25<sup>th</sup>, 2022 – 7:00PM

Google Meet

## **AGENDA**

**Roll Call**

**Secretary's Report:** Annette

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

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

**Covenants:** Lawyer to review proposed amendments

**Covenant Violations:** Update

**Social:** Christmas Decorations Contest – Update

**Landscape:** Matt – Update – Main Entrance Removal / Install

**Government:** Pam – Update

**New Business:** Kimball Bridge Fence Ballot Update

**Upcoming Meeting(s):** February 15<sup>th</sup>, 2022

**Adjournment**

**1/25/2022 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: 94 paid and 36 outstanding. At the end of next week check the mailbox and then reminders will be sent out. Homeowner on agreement defaulted. Discussion on having attorney on next meeting to review all options. Also to discuss the Proposed Fees such as new homeowner information sheet, rental fee, closing letter fee.

**TEAM REPORTS:**

**Communication** – FB group page: complaint on glass recycling not being picked up; wanted HOA to send a letter to the company. However, they have been short staffed as well as bins are not being placed in the correct areas, preventing pickup. They will not pick up if the bin is blocked. Glass recycling bins should not be placed in front of or on top of the trash cans.

**Covenant Violations** – Trash cans out in view. Remodel debris in driveway.

**Covenants** – There was a delay in sending proposed amendments to attorney.

**Detention Pond** – No report.

**Government** – No report.

**Landscape** – Installation quote came in and will need to be reviewed. Matt will send an email with recommendations out to the board. Pinestraw and quote for tree removal looking at early Spring.

**Social** – Christmas decorations contest winners were sent out their prize.

**New Business** –

**KBR fence ballot update:** 48 yes and 31 no to date. Reminder letter to vote be sent out. If you are delinquent on paying your annual dues, you are unable to vote.

**Meeting Schedule/Board:** February 15<sup>th</sup>.

**MEETING ADJOURNED**

The Pines at Kimball Bridge Homeowners Association																
2022 Budget and Cash Flow Statement																
In US Dollars																
	2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022	%	2022
	Full Year	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	YTD	Of	Budget
	Budget	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Remaining
<b>Revenue</b>																
Total Beginning Cash Flow	31,994	26,714	0	0	0	0	0	0	0	0	0	0	0			
<b>Operating Expenses</b>																
Electricity	1,500	87	0	0	0	0	0	0	0	0	0	0	0	87	6%	1,413
Water	800	21	0	0	0	0	0	0	0	0	0	0	0	21	3%	779
Monthly Landscaping (Entrances)	12,000	594	0	0	0	0	0	0	0	0	0	0	0	594	5%	11,406
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	30
Website	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	127
<b>Total Fixed Expenses</b>	<b>17,907</b>	<b>702</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>702</b>	<b>4%</b>	<b>17,205</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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,500
Sprinkler System Repair/Installation	1,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,125
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	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	3,000
Bullitin Board Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	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	0%	900
<b>Total Projects/Variable Expenses</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>11,800</b>
<b>Total Expenditures</b>	<b>29,707</b>	<b>702</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>702</b>	<b>2%</b>	<b>29,005</b>
<b>Total Ending Cash Flow</b>	<b>2,287</b>	<b>26,012</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			