



The Pines

AT KIMBALL BRIDGE

September 20th, 2022 – 7:00PM

Google Meet

AGENDA

Roll Call

OFFICER ELECTIONS – As Necessary

Secretary's Report: Annette

Treasurer: Ken – Budget / Dues Update Update

Correspondence: Annette/Pam – Facebook / Website Update

Covenants: Standards Booklet - Update

Covenant Violations: Update

Social: Halloween Update

Landscape: Matt – Update

Government: Pam – Update

New Business: Kimball Bridge Fence Update

Upcoming Meeting(s): October 18th, 2022

Adjournment

9/20/2022 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: Agenda will be used for August minutes.

Treasurer's report: The financial report/budget was presented and reviewed. 2022 dues: 5 outstanding. Late notices to go this weekend. 29 outstanding on fence assessment. Will pick up a "Past Due" stamp.

TEAM REPORTS:

Communication – No Report.

Covenant Violations – Grass heights.

Covenants – Standards Document Update, tabled to next meeting.

Government – No report.

Landscape/KBR – Prep work and cleaning around the fence line includes: shrub removal, cleaning of ivy, saplings, stumps and debris. Review quotes. Motion made and approved for \$1500 to remove the shrubs. Motion made and approved for \$3430.00 to next clear the brush and limbs down the entire fence line. Motion made and approved to select the vendor, Better Decks and Fences, Inc. We will hold off on signing any contract until such time as the funding is complete. We are only approving the vendor not beginning any fence installations. Contact the survey company regarding the empty lot down by the power poles, original survey they provided did not include that part. We need this to verify if this is part of our property or not.

Social – Halloween event discussion – check with food truck for availability and discuss at next meeting.

Meeting Schedule/Board:

Next meeting - October 18.

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	26,681	24,135	19,798	18,933	17,095	16,850	16,085	16,940	0	0	0			
Operating Expenses																
Electricity	1,500	87	74	66	70	0	0	0	276	74	0	0	0	647	43%	853
Water	800	21	3,125	19	0	94	0	0	690	0	0	0	0	3,949	494%	(3,149)
Monthly Landscaping (Entrances)	12,000	594	610	610	630	630	630	630	630	630	0	0	0	5,594	47%	6,406
Insurance	1,500	0	0	1,489	0	0	0	0	0	0	0	0	0	1,489	99%	11
PO Box Annual Rental	150	0	0	138	0	0	0	0	0	0	0	0	0	138	92%	12
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	1,160	0	0	260	94	0	0	0	0	1,514	84%	286
Corporate Registration	30	30	0	0	0	0	0	0	0	0	0	0	0	30	100%	0
Website	127	0	0	0	0	180	0	0	0	0	0	0	0	180	142%	(53)
Total Fixed Expenses	17,907	732	3,809	2,322	1,860	904	630	890	1,690	704	0	0	0	13,541	76%	4,366
Projects																
Welcoming Committee	125	0	0	0	90	0	0	0	0	0	0	0	0	90	72%	35
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	215	0	0	0	0	0	0	215	61%	135
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Easements	1,500	894	284	0	0	0	0	225	0	810	0	0	0	2,213	148%	(713)
Sprinkler System Repair/Installation	0	0	0	0	0	663	0	0	0	0	0	0	0	663	#DIV/0!	(663)
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	300	300	0	300	0	0	0	900	100%	0
Seasonal Flowers and Mulch	4,125	0	0	2,700	0	746	0	0	0	0	0	0	0	3,446	84%	679
Bulltin 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	900	0	0	0	0	0	0	0	900	100%	0
Total Projects/Variable Expenses	11,800	894	284	2,700	90	2,309	515	525	0	1,110	0	0	0	8,427	71%	3,373
Total Expenditures	29,707	1,626	4,093	5,022	1,950	3,213	1,145	1,415	1,690	1,814	0	0	0	21,967	74%	7,740
Total Ending Cash Flow	2,287	25,088	22,588	19,113	17,848	15,720	15,950	15,435	14,395	15,126	0	0	0			