



# *The Pines*

AT KIMBALL BRIDGE

November 15<sup>th</sup>, 2022 – 7:00PM  
Google Meet

## **AGENDA**

**Roll Call**

**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 / Christmas Decorations

**Upcoming Meeting(s):** TBD

**Adjournment**

## 11/15/2022 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 were approved.

**Treasurer's report:** The financial report/budget was presented and reviewed. 2022 dues one left. 13 outstanding on fence assessment, late notices will go out this week.

### **TEAM REPORTS:**

**Communication** – Question/Email on when will the fence be completed and a breakdown on the costs. Show copy of invoice and that the fence is as far as it can go down KBR due to the utility limitations. Fence will be stained either April or May.

**Covenant Violations** – Car cover. Notice was sent to house that piled tree debris by the creek, they are waiting for a permit to remove two other trees and asked until January 1st to remove everything. This is agreed however if it is not completed by that date, fines will be retroactive.

**Covenants** – Standards Document Update: Ken will send out with current revisions, review and email back with any revisions/comments. Review at the next meeting.

**Government** – No report.

**Landscape/KBR** – Need the easements, Pam has her stamp so HOA officials will meet Thursday, sign and notarize, then we will hand deliver to the attorney for recording. The trees that the root ball came up are dead. Fall flowers are in. If it's in the budget we'll get a quote together to submit and redo the front area. Sprinkler head that was run over has been fixed. When all the leaves are down we can do the pine straw.

**Social** – Halloween was a good turnout, there were a lot of kids and people came dressed up. Food tickets used came to 97. Send a post on Facebook that prizes will be mailed shortly. There was a tie for 2<sup>nd</sup> place so we will combine 2<sup>nd</sup> place and 3<sup>rd</sup> place. For Christmas/Holiday house decorating there will be 4 prizes. Put a post on Facebook/website to start preparing your holiday decorations.

### **Meeting Schedule/Board:**

No December meeting. Next meeting will be January 17, 2023.

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
<b>Revenue</b>																
Total Beginning Cash Flow	31,994	26,714	26,681	24,135	19,798	18,933	17,095	16,850	16,085	16,940	21,050	20,981	0			
<b>Operating Expenses</b>																
Electricity	1,500	87	74	66	70	0	0	0	276	74	74	72	0	793	53%	707
Water	800	21	3,125	19	0	94	0	0	690	0	127	0	0	4,076	510%	(3,276)
Monthly Landscaping (Entrances)	12,000	594	610	610	630	630	630	630	630	630	630	630	0	6,854	57%	5,146
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	153	0	0	1,667	93%	133
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)
<b>Total Fixed Expenses</b>	<b>17,907</b>	<b>732</b>	<b>3,809</b>	<b>2,322</b>	<b>1,860</b>	<b>904</b>	<b>630</b>	<b>890</b>	<b>1,690</b>	<b>704</b>	<b>984</b>	<b>702</b>	<b>0</b>	<b>15,227</b>	<b>85%</b>	<b>2,680</b>
<b>Projects</b>																
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	338	0	2,551	170%	(1,051)
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	2,975	0	2,975	135%	(775)
Detention Pond Maintenance	900	0	0	0	0	0	300	300	0	300	0	300	0	1,200	133%	(300)
Seasonal Flowers and Mulch	4,125	0	0	2,700	0	746	0	0	0	0	3,430	640	0	7,516	182%	(3,391)
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	900	0	0	0	0	0	0	0	900	100%	0
<b>Total Projects/Variable Expenses</b>	<b>11,800</b>	<b>894</b>	<b>284</b>	<b>2,700</b>	<b>90</b>	<b>2,309</b>	<b>515</b>	<b>525</b>	<b>0</b>	<b>1,110</b>	<b>3,430</b>	<b>4,253</b>	<b>0</b>	<b>16,109</b>	<b>137%</b>	<b>(4,309)</b>
<b>Total Expenditures</b>	<b>29,707</b>	<b>1,626</b>	<b>4,093</b>	<b>5,022</b>	<b>1,950</b>	<b>3,213</b>	<b>1,145</b>	<b>1,415</b>	<b>1,690</b>	<b>1,814</b>	<b>4,414</b>	<b>4,955</b>	<b>0</b>	<b>31,336</b>	<b>105%</b>	<b>(1,629)</b>
<b>Total Ending Cash Flow</b>	<b>2,287</b>	<b>25,088</b>	<b>22,588</b>	<b>19,113</b>	<b>17,848</b>	<b>15,720</b>	<b>15,950</b>	<b>15,435</b>	<b>14,395</b>	<b>15,126</b>	<b>16,636</b>	<b>16,027</b>	<b>0</b>			