

Somerset at Charleston Park Homeowners Association
Minutes: Semi-Annual Members Meeting
 11/9/2022
 VIRTUAL MEETING VIA ZOOM

AGENDA TOPIC	DISCUSSION	DECISION	TASK/TIMELINE
Welcome			7:12 PM Start of Meeting
Reading of Minutes of Preceding Meeting	Genni Nudson calls for motion to waive the reading of the May 2022 meeting minutes -Louise Brehm to "second" the motion -Julie Bogart moves we accept the minutes -Bridget Stoppelman to "second" the motion	Hearing no objection, minutes are approved	
Financial Report	Chellie Maxon moves to accept the financial report Louise Brehm moves to "second" the motion	Hearing no objection, financial report is approved	
Old Business	<p>Lauren Vogle did volunteer for this position, however, she had to step down.</p> <p>Positions still open: Secretary Vice President of Lawn and Grounds Vice President of Pool (all voting positions)</p> <p>Tom and Kristin explained the responsibilities of this position which does not require the VP to do the physical labor themselves.</p> <p>Board encouraged anyone interested to please contact Kristin Swan, Rhone Harre or Tom Assel for more information.</p> <p>Board is also seeking volunteers to sit on the board but not hold an officer position.</p> <p>Complaints: Kristin Swan reported that residential complaints are down significantly from last year. The most common complaints remain</p> <ul style="list-style-type: none"> A. Campers, trailers, boats, RVs, etc being parked for extended periods of time in driveways and on the street in front of homes. (CCR violation and could be a city ordinance violation) B. Trash cans not being removed from in front of the home in a timely manner (city ordinance violation) C. Failure to mow lawns, prune shrubs and trees, etc. (CCR violation and could be city ordinance violation) <p>Kristin reminded that the board does not patrol the neighborhood for violations. If a violation is reported it is investigated and if necessary, action will be taken in the form of a letter being sent to the resident in violation.</p>		

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<p>New Business</p>	<ol style="list-style-type: none"> 1. Rhonda Harre discussed the need for new pool furniture. She advised that the results of the neighborhood Face Book poll were in favor of plastic more study furniture. 2. Rhonda Harre advised new pool cover was needed and has been ordered. This will be a blue heavy-duty cover with custom anchors. It should be delivered in approximately 3 weeks. 3. Rhonda Harre advised that she is still getting quotes to fix the lights inside the pool and that the exterior lights have been fixed. 4. Vending Machines at the pool 5. A huge thank you to Bev Foley for watering our new tree on the Somerset Drive Island. She waters it weekly, and it is thriving, and we appreciate her taking time to do this! 6. Tom Assel provided results of the informal vote mailed to residents to seek feedback (see results in the pages following these minutes). The board received 110 responses. Solar Panels: 77% in favor Above Ground Pools: 72.7% against Sheds: 59% against (quite a few responded that the limits for size of shed was too small) 7. Tom Assel advised for 2023 the dues will remain the same at \$400.00 with the two-payment system currently in place. He reminded that there is no grace period for the 2nd payment and penalties begin accruing immediately. 8. Tom Assel advised that the board continues to look at cost effective ways to address the erosion problems for residents near the creek. 	<p>Board will be seeking feedback about putting in two vending machines at the pool for drinks and snacks. The goal is for the convenience of the residents and would not be intended to be a money maker for the HOA. The board also does not want to own the machines and take on that responsibility. This would be an outside contract for the machines and the maintaining of the machines. The board has not researched cost. The board will seek out feedback from the residents and get bids. The machines would be under the walkway as you enter through the gate as to be protected somewhat and to avoid neighbors having to be distracted by the light from the machine. Rhonda Harre will also need to speak to pool company as we are under contract with them for that area.</p> <p>Board would like volunteers to sit on a committee to update and make changes to the CCRs. CCRs do require a resident vote before changes and updates can go into effect. The following people volunteered: Tyler Bundy Joe Hoefm Julie Bogart</p> <p>The board has met with various city and county entities to seek out advise, financial assistance and to determine who is responsible for the corrective action. For the issue on Carolina Court (Patrick Massey's home) the board is going to seek bids for willow staking.</p>	<p>Kristin Swan will begin obtaining bids.</p>
<p>Neighborhood Social Committee</p>	<p>No report</p>		
<p>Completed/In Person Projects</p>	<p>Irrigation/sprinkler system on island entrance on Somerset Drive and around pool are now working. We are not sure if it is working on Carolina Drive yet.</p> <p>Kristin Swan will be putting up the Christmas lights on the islands the weekend after Thanksgiving, weather pending.</p>		<p>Tom to work on the irrigation on both island entrances.</p>

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Report on Results of October 2022 Policy Survey

Total Responses (as of 11/9/22): 110

Question 1: Should the board of directors allow residents to install above-ground pools under the following conditions:

- All above-ground pools must be completely surrounded by a deck.
- The sides of the above-ground pool shall be concealed from view to the maximum possible degree.
- Any backyard with an above-ground pool must also have (or the owners must install) a six-foot, privacy-type fence to hide the pool from neighbors' views as much as possible. Such fences must still conform to architectural harmony in terms of materials and appearance.

Yes: 30 (27.3%) No: **80 (72.7%)**

Question 2: Should the board of directors allow residents to install solar panels under the following conditions:

- Solar panels must not be directly visible from the street immediately in front of the house of the resident installing the solar panels.
- If solar panels are installed on the ground in a backyard, that yard must have a six-foot, privacy-type fence.

Yes: **85 (77.3%)** No: 25 (22.7%)

Question 3: Should the board of directors move forward with the process to change the CCRs so that sheds would be allowed under the following conditions:

- All sheds require a poured concrete footing under the entire area of the shed.
- Sheds may be no larger than 100 square feet, and may be no higher than six feet at the highest point.
- Any backyard with a shed must also have a privacy-type fence.
- Shed materials must resemble the house materials in both type and color, to include siding, shingles, and roof pitch.

Yes: 51 (46.4%) No: **59 (53.6%)**

There were a number of comments written on the cards. Some people commented that we already have a pool. Many people commented that six feet was not high enough for a functional shed. Some said solar panels should not go on the ground. Some on Facebook mentioned they didn't want to vote for the questions with the given restrictions.

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As of this writing, the board has yet to confer on the results.

Somerset at Charleston Park Homeowners Association

Profit & Loss

05/24/22

November 1, 2021 through May 24, 2022

Cash Basis

	Nov 1, '21 - May 24, 22	Nov 1, '20 - May 24, 21	\$ Change	% Change
Ordinary Income/Expense				
Income				
HOA Membership Dues				
2018	0.00	350.00	-350.00	-100.0%
2019	0.00	525.00	-525.00	-100.0%
2020	0.00	275.00	-275.00	-100.0%
2021	6,500.00	82,125.00	-75,625.00	-92.1%
2022	82,825.00	0.00	82,825.00	100.0%
Annual Dues Late Fees				
2017	0.00	774.02	-774.02	-100.0%
Annual Dues Late Fees - Other	135.00	540.52	-405.52	-75.0%
Total Annual Dues Late Fees	135.00	1,314.54	-1,179.54	-89.7%
Total HOA Membership Dues	89,460.00	84,589.54	4,870.46	5.8%
HOA Membership Dues - Past	1,000.00	1,675.00	-675.00	-40.3%
Pool Card Sales	30.00	0.00	30.00	100.0%
Real Estate	275.00	0.00	275.00	100.0%
Total Income	90,765.00	86,264.54	4,500.46	5.2%
Gross Profit	90,765.00	86,264.54	4,500.46	5.2%
Expense				
Accountant	0.00	500.00	-500.00	-100.0%
Admin				
Insurance	2,191.10	2,058.16	132.94	6.5%
Legal/CPA	500.00	200.00	300.00	150.0%
Lien Recording Fees	28.00	49.00	-21.00	-42.9%
Office Supplies	0.00	10.20	-10.20	-100.0%
Postage and Postnet	575.38	280.81	294.57	104.9%
Website and Other Communication	154.96	145.67	9.29	6.4%
Total Admin	3,449.44	2,743.84	705.60	25.7%
Bank Charge	0.00	10.00	-10.00	-100.0%
Bank Service Charges	0.00	48.00	-48.00	-100.0%
Depreciation expense	0.00	1,374.35	-1,374.35	-100.0%
Grounds				
Christmas Decor	413.62	0.00	413.62	100.0%
Landscaping	0.00	325.50	-325.50	-100.0%
Lawn Care	5,665.00	5,830.00	-165.00	-2.8%
Pond	111.07	89.50	21.57	24.1%
Sprinkler	210.00	195.00	15.00	7.7%
Grounds - Other	0.00	6.19	-6.19	-100.0%
Total Grounds	6,399.69	6,446.19	-46.50	-0.7%

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Profit & Loss

November 1, 2021 through May 24, 2022

05/24/22

Cash Basis

	Nov 1, '21 - May 24, 22	Nov 1, '20 - May 24, 21	\$ Change	% Change
Online Payment Fee	-1.75	28.32	-30.07	-106.2%
Pool				
Communications	729.38	668.17	61.21	9.2%
Maintenance	1,925.00	55,692.50	-53,767.50	-96.5%
Management Fee	3,650.00	3,550.00	100.00	2.8%
Security	2,485.88	0.00	2,485.88	100.0%
Total Pool	8,790.26	59,910.67	-51,120.41	-85.3%
Reimbursable	-50.00	0.00	-50.00	-100.0%
State Registration Fee	10.00	0.00	10.00	100.0%
Trash Service	23,430.14	21,966.46	1,463.68	6.7%
Utilities				
Electric	1,223.18	1,100.47	122.71	11.2%
Water	311.46	1,170.72	-859.26	-73.4%
Total Utilities	1,534.64	2,271.19	-736.55	-32.4%
Total Expense	43,562.42	95,299.02	-51,736.60	-54.3%
Net Ordinary Income	47,202.58	-9,034.48	56,237.06	622.5%
Net Income	47,202.58	-9,034.48	56,237.06	622.5%

7:37 AM

05/24/22

Accrual Basis

Somerset at Charleston Park Homeowners Association

Balance Sheet

As of May 24, 2022

	<u>May 24, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of America	28,827.39
Bank of LS Checking	116.45
PayPal	36,727.12
Total Checking/Savings	65,670.96
Accounts Receivable	
Accounts Receivable	27,380.00
Total Accounts Receivable	27,380.00
Other Current Assets	
Undeposited Funds	208.00
Total Other Current Assets	208.00
Total Current Assets	93,258.96
Fixed Assets	
Accumulated Depreciation	-32,892.28
Furniture and Equipment	34,772.00
Total Fixed Assets	1,879.72
TOTAL ASSETS	95,138.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,450.00
Total Accounts Payable	2,450.00
Total Current Liabilities	2,450.00
Total Liabilities	2,450.00
Equity	
Opening Balance Equity	20,997.14
Unrestricted Net Assets	8,788.96
Net Income	62,902.58
Total Equity	92,688.68
TOTAL LIABILITIES & EQUITY	95,138.68