

**The Greens at Loomis Trail HOA**  
**General Membership**  
**2020 Budget Ratification Meeting**  
**Monday March 9, 2020 6:30 – 7:00 P.M.**  
Location: home at 8693 Ashbury Court

## **MEETING MINUTES**

1. Call Meeting to Order
2. Membership Quorum  
No Quorum is Required for this General Membership Meeting in accordance with Bylaws Paragraph 8.7
3. Welcome and introduce Association Members and Guests  
General Membership Meeting announcement including draft budget, Absentee Ballot, and Proxy Ballot was mailed to all Lot Owners not less than 14 days nor more than 60 days before the 3-9-20 meeting date by the HOA Property Manager, Judy Hamner, Elite Association Management, LLC per Bylaw paragraph 8.6.
4. Open Comment/Question Time for Members and Guests
5. Property Manager – Judy Hamner  
Tally Voting Members present including Proxy's and Ballots.  
Do we have the necessary number to "Reject" the Proposed Budget? (51% x 96 = 49 Members)  
A majority vote of 51% or 49 members is required to reject the proposed budget, if not the draft budget is ratified.

**No votes were cast against the draft budget. Therefore the draft budget is ratified.**

Bylaws Parag. 8.7: "Unless at that (Budget Ratification) meeting, the Owners to which a majority of the votes in the Association is allocated reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until the Owners ratify a subsequent budget proposed by the Board of Directors."

6. Motion to Adjourn

Proposed 2017 Loomis Trail Home Owners Association Budget				
	Budget 2015	Budget 2016	Actual Costs 2016	Budget 2017
<b>Income</b>				
Owner Dues *	\$63,360.00	\$74,880.00	\$73,660.00	\$74,880.00
Violation Income	\$550.00	\$2,000.00	\$3,308.00	\$2,000.00
Late Fees	\$550.00	\$500.00	\$1,893.00	\$500.00
Interest Income	\$100.00	\$0.00	\$54.00	\$50.00
Gate Remote Income	\$0.00	\$0.00	\$140.00	-
<b>Total Income</b>	<b>\$64,110.00</b>	<b>\$77,380.00</b>	<b>\$79,055.00</b>	<b>\$77,430.00</b>
<b>Expense</b>				
<b>General Operations</b>				
Bad Debts/Write Offs	-	\$1,100.00	\$1,220.00	\$1,100.00
Bank Fees	\$90.00	\$90.00	\$0.00	\$90.00
Electricity	\$1,200.00	\$1,200.00	\$1,069.00	\$1,100.00
Insurance	\$600.00	\$600.00	\$501.00	\$600.00
Miscellaneous	\$150.00	\$200.00	\$427.00	\$200.00
Office Supplies	\$300.00	\$300.00	\$452.00	\$300.00
Storage Rental	\$650.00	\$690.00		\$700.00
Postage/Delivery	\$600.00	\$600.00	\$989.00	\$1,000.00
Printing/Reproduction	\$1,200.00	\$1,200.00	\$443.00	\$500.00
Tax & License	\$10.00	\$10.00	\$10.00	\$10.00
Telephone	\$1,300.00	\$1,400.00	\$1,468.00	\$1,500.00
Water	\$1,400.00	\$1,700.00	\$2,134.00	\$2,000.00
<b>Total General Operations</b>	<b>\$7,500.00</b>	<b>\$9,090.00</b>	<b>\$8,713.00</b>	<b>\$9,100.00</b>
<b>Landscaping</b>				
General Landscaping-Contract	\$13,200.00	\$21,000.00	\$27,274.00	\$21,000.00
Landscaping, Front Gate Plants	\$200.00	\$200.00	\$2,060.00	\$4,200.00
<b>Total Landscaping</b>	<b>\$13,400.00</b>	<b>\$21,200.00</b>	<b>\$29,334.00</b>	<b>\$25,200.00</b>
				(added \$2,000 for replacement trees, \$2,000 to repair grass)
<b>Maintenance</b>				
Bio Swale Maintenance	-	\$2,000.00	-	-
Stormwater Maintenance	\$8,000.00	\$8,000.00	\$8,633.00	\$8,500.00
Gate Maintenance	\$1,000.00	\$1,100.00	\$1,427.00	\$1,100.00
Street Lights	\$500	\$500	-	\$3,000.00
<b>Total Landscaping</b>	<b>\$9,500.00</b>	<b>\$11,600.00</b>	<b>\$10,060.00</b>	<b>\$12,600.00</b>
				(\$3,000 for entrance light & mail box lights)
<b>Professional Fees</b>				
Audit Accounting	\$1,520.00	\$1,600.00	\$1,680.00	\$1,600.00
Bio Swale Inspection	\$3,000.00	-	-	-
Legal & Professional	\$2,500.00	\$5,000.00	\$3,135.00	\$3,000.00
Management Fee	\$12,540.00	\$12,900.00	\$12,900.00	\$12,900.00
Reserve Study	-	-	-	\$2,000.00
<b>Total Professional Fees</b>	<b>\$19,560.00</b>	<b>\$19,500.00</b>	<b>\$17,715.00</b>	<b>\$19,500.00</b>
				(Every 3 years, next 2018)
				(Every 6 years, last 2011, next 2017)
<b>Total Expenses</b>	<b>\$49,960.00</b>	<b>\$61,390.00</b>	<b>\$65,822.00</b>	<b>\$66,400.00</b>
<b>Net Income/(Loss)</b>	<b>\$14,150.00</b>	<b>\$15,990.00</b>	<b>\$13,233.00</b>	<b>\$11,030.00</b>
				(Need minimum \$11,700/yr for Reserve Deposit)
Notes:				
(*) - Lot owner dues increased \$10/mo. From \$55/mo. to \$65/mo.				