

AUNE HOA 2023 ANNUAL BOARD MEETING MINUTES

Wednesday, March 15, 2023

6:00 PM

Zoom Conferencing

I. Called to Order; 6:09 pm

II. Roll Call

Members Present:

Tony Ayala Lot 4

Michael Furr Lot 31

Karen & Bob Swanson Lot 35

Eric Nicholson & Kathie Golden Lot 39

Jacob Jensen Lot 23

Others present:

Lori Borders

III. Introductions

Lori Borders introduced (explained about) the board.

IV. Reviewed the Agenda.

V. Determination of quorum

A. It was determined that a quorum, defined in the bylaws as 10% of total votes (or 5 lot owners), was in attendance for any actions except as otherwise provided in the Articles of Incorporation, the Declaration (CCR) or by the bylaws. Twelve lots represented.

B. It was determined that, while a quorum was present for regular activities, a quorum for certain activities of the HOA was not present. Article I, Section 1.4 of the CCR prohibits certain actions such as disbanding except by a vote of 70% of total votes (or 33 lot owners.)

VI. Vacancies and Nominations

A. Nominations and Elections

Following the review of the election cycle the need for one director for a three-year term was determined.

Eric Nicholson nominated Tony Ayala for the three-year term.

Lori asked for a second from the floor for the nominated candidate.

Karen Swanson seconded the nomination.

Lori Asked if anyone objected to voting online rather than by private poll. All were fine with a public vote.

Lori Borders asked for a vote for the nominee (Tony Ayala was elected to a three -year term.

VII. 2022 Financial review and 2023 Budget.

A. 2022 Budget vs. Actual

Lori reviewed the 2022 Financials (see attached)

- *Income was over the budget of \$ 7,876 by \$ 635, due to the collection of fees for late payment, transfer fees and penalties.*
- *Budgeted expenses were \$ 7,100 (2360+2400+2340=7100) before Reserve Fund Allocation (7241-141=7100) as compared to actual expenses of \$ 5,722 (2360+1140+2222=5722) before Reserve Fund Allocation (7876-2154=5722) The difference is due to an insurance settlement of \$972 received for the fence incident.*

We transferred a net income of \$ 2,154 to Reserves for this year.

B. 2022 Check Register

Check register is attached. Beginning balance was \$4,335.52; ending balance was \$4,334.81. Reserves of \$6,975.30 increased to \$9,129.72 in a separate, interest bearing, account for the Contingency Reserve. Total Cash on hand at the end of last year was \$11,310.82 and as of 12/31/2021 cash on hand totaled \$13,464.53. The increase is due in part to the fence repair done in 2021 which was reimbursed in part in 2022.

C. Vote on 2022 Financial Report

The report for 2022 Financial activity needs to be approved by the members. The Treasurer's report comes as a recommendation (or motion) from the board, Karen Swanson seconded, and motion passed unanimously.

D. Review and vote on 2023 Budget.

Lori presented the budget (*see attached*)

The proposed 2023 Budget comes as a recommendation (or motion) from the board. Discussions as follows:

Eric Nicholson seconded the recommendation to accept the budget as presented; Lori called for a vote on the motion which passed unanimously.

VIII. 2019 Home Sales and property values

A. Sales

▶ 02/08/2022

Lot 36 1,302 sq. ft. \$520,000 \$399/sq. ft.

▶ 03/02/2022

Lot 25 1,014 sq. ft. \$565,000 \$557/sq. ft.

▶ 05/02/2022

Lot 10 1,420 sq. ft. \$595,000 \$419/sq. ft.

▶ 05/05/2022

Lot 15 1,302 sq. ft. \$560,000 \$430/sq. ft.

▶ 10/28/2022

Lot 43 1,050 sq. ft. \$430,000 \$410/sq. ft.

▶ 12/09/2022

Lot 19 1,566 sq. ft. \$549,500 \$351/sq. ft.

Avg of \$421/sq. foot in 2023 (\$335/sq. foot in 2022)

B. Home Values

Projections, consistent with those presented in prior years, are not available for 2023.

IX. Website

Website and email information. Is presented below:

Website can be found at www.aunehoa.org

Email: aune98270@hotmail.com

X. Old Business

A. None

XI. New Business

A. Parking and trash cans near Postal Boxes

Eric asked that we send out a reminder to lot owners to refrain from parking or placing trash cans too close to the postal cluster mailboxes.

B. Pond

Eric will let Lori know before fall when he thinks it is a good time to address the major detention pond maintenance and a Board meeting will be set up to address the matter at that time.

XII. Questions

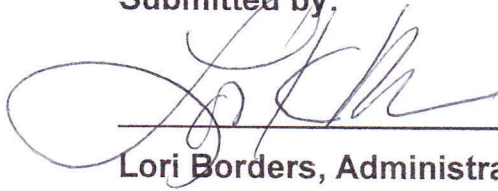
A. None

XII. Miscellaneous Business

XIII. Adjournment

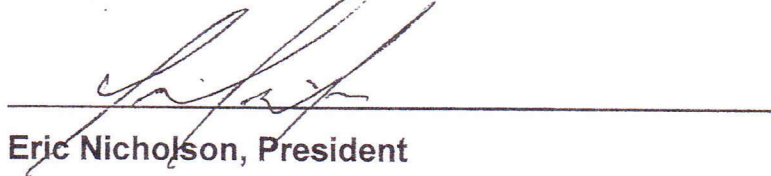
Lori Borders called for a motion to adjourn at 06:45 pm; Karen Swanson moved to adjourn. Motion passed unanimously.

Submitted by:



Lori Borders, Administrative Secretary

Accepted by the Board of Directors:



Eric Nicholson, President

Aune Homeowner's Association 2022 Budget to Actual with 2023 Budget

	<u>Actual 2022</u>	<u>2022 Budget</u>	<u>\$ Over Budget</u>	<u>2023 Budget</u>	<u>Change in Budget</u>
Ordinary Income/Expense					
Income					
Investments					
Interest-Savings, Short-term CD	0.71	1.00	-0.29	0.71	-0.29
Total Investments	<u>0.71</u>	<u>1.00</u>	<u>-0.29</u>	<u>0.71</u>	<u>-0.29</u>
Program Income					
Membership Dues	7,040.00	7,040.00	0.00	7,480.00	440.00
Program Service Fees	835.00	200.00	635.00	200.00	0.00
Total Program Income	<u>7,875.00</u>	<u>7,240.00</u>	<u>635.00</u>	<u>7,680.00</u>	<u>440.00</u>
Total Income	<u>7,875.71</u>	<u>7,241.00</u>	<u>634.71</u>	<u>7,680.71</u>	<u>439.71</u>
Gross Profit	7,875.71	7,241.00	634.71	7,680.71	439.71
Expense					
Contract Services					
Administrative Services	2,360.00	2,360.00	0.00	2,400.00	40.00
Total Contract Services	<u>2,360.00</u>	<u>2,360.00</u>	<u>0.00</u>	<u>2,400.00</u>	<u>40.00</u>
Facilities and Equipment					
Maintenance Common Areas	1,380.00	1,600.00	-220.00	1,600.00	0.00
Maintenance Detention Pond	-239.57	800.00	-1,039.57	800.00	0.00
Total Facilities and Equipment	<u>1,140.43</u>	<u>2,400.00</u>	<u>-1,259.57</u>	<u>2,400.00</u>	<u>0.00</u>
Operations					
Business Registration Fees	20.00	10.00	10.00	20.00	10.00
Insurance - General Liability	713.00	615.00	98.00	735.00	120.00
Insurance - Liability, D and O	1,221.00	1,215.00	6.00	1,225.00	10.00
Postage and PO Box	235.73	225.00	10.73	235.00	10.00
Printing and Copying	8.70	25.00	-16.30	15.00	-10.00
Website and Software	23.14	250.00	-226.86	650.00	400.00
Total Operations	<u>2,221.57</u>	<u>2,340.00</u>	<u>-118.43</u>	<u>2,880.00</u>	<u>540.00</u>
Other Types of Expenses					
Reserve Fund Allocation	2,153.71	141.00	2,012.71	0.71	-140.29
Total Other Types of Expenses	<u>2,153.71</u>	<u>141.00</u>	<u>2,012.71</u>	<u>0.71</u>	<u>-140.29</u>
Total Expense	<u>7,875.71</u>	<u>7,241.00</u>	<u>634.71</u>	<u>7,680.71</u>	<u>439.71</u>
Net Ordinary Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

Aune Homeowner's Association
Check Register - Operations
January 1, 2012 through February 1, 2023

Type	Date	Num	Name	Memo	Paid Amount	Balance
BOA Checking/ Operations Fund						
Transfer	12/31/2021		Balance Forward			4,335.52
Check	01/04/2022	Zelle010423	Eric Nicholson	Go Daddy renewal	-23.14	4,312.38
Check	01/06/2022	AP 010622	HUB International	AUNEHOM-01	-1,221.00	3,091.38
Check	01/06/2022	Zelle010622	Lori Borders	Administrative Services December 2021	-160.00	2,931.38
Deposit	01/11/2022			Deposit	160.00	3,091.38
Deposit	01/23/2022			Deposit	160.00	3,251.38
Deposit	01/24/2022			Deposit	320.00	3,571.38
Deposit	01/27/2022			Deposit	1,120.00	4,691.38
Deposit	01/31/2022			Deposit	320.00	5,011.38
Deposit	02/01/2022			Deposit	160.00	5,171.38
Check	02/01/2022	Zelle020124	Lori Borders	Administrative Services January 2022	-160.00	5,011.38
Deposit	02/02/2022			Deposit	160.00	5,171.38
Deposit	02/28/2022			Deposit	160.00	5,331.38
Check	03/04/2022	Zelle030422	Lori Borders	Administrative Services February 2022	-160.00	5,171.38
Deposit	03/04/2022			Deposit	160.00	5,331.38
Deposit	03/04/2022			Deposit	800.00	6,131.38
Deposit	03/04/2022			Deposit	1,320.00	7,451.38
Deposit	03/07/2022			Deposit	320.00	7,771.38
Deposit	03/09/2022			Deposit	160.00	7,931.38
Deposit	03/11/2022			Deposit	160.00	8,091.38
Deposit	03/13/2022			Deposit	320.00	8,411.38
Deposit	03/20/2022			Deposit	160.00	8,571.38
Deposit	03/22/2022			Deposit	420.00	8,991.38
Deposit	03/23/2022			Deposit	160.00	9,151.38
Deposit	03/25/2022			Deposit	160.00	9,311.38
Check	03/31/2022	2143	void	Business Registration Fees	0.00	9,311.38
Check	03/31/2022	2144	Washington Secretary of Sta	Business Registration Fees	-20.00	9,291.38
Deposit	04/01/2022			maintenance fence Deposit	959.57	10,250.95
Check	04/01/2022	2145	US Postmaster	2022 PO Box rental	-182.00	10,068.95
Check	04/04/2022	Zelle033122	Lori Borders	Administrative Services March 2022	-200.00	9,868.95
Check	04/04/2022	Zelle040422	Lori Borders	Admin Retroactive raise January February 2022	-80.00	9,788.95
Deposit	04/05/2022			Deposit	160.00	9,948.95
Deposit	04/18/2022			Deposit	165.00	10,113.95
Deposit	04/23/2022			Deposit	160.00	10,273.95
Check	05/01/2022	SQBGS-90S3P	ARELLANO LANDSCAPING	Landscape services April 2022	-280.00	9,993.95
Check	05/01/2022	Zelle050122	Lori Borders	Administrative Services April 2022	-200.00	9,793.95
Deposit	05/04/2022			Deposit	500.00	10,293.95
Check	06/01/2022	Zelle060122	Lori Borders	Administrative Services May 2022	-200.00	10,093.95
Check	06/07/2022	BP060722	ARELLANO LANDSCAPING	Landscaping May 2022	-320.00	9,773.95

Aune Homeowner's Association
Check Register - Operations
January 1, 2012 through February 1, 2023

Type	Date	Num	Name	Memo	Paid Amount	Balance
Check	07/14/2022	BP071422	ARELLANO LANDSCAPING	Landscaping June 2022	-300.00	9,473.95
Check	07/14/2022	Zelle071422	Lori Borders	Administrative Services June 2022	-200.00	9,273.95
Check	08/01/2022	Zelle080122	Lori Borders	Administrative Services July 2022	-200.00	9,073.95
Check	08/01/2022	T0R69-RZRQ2	ARELLANO LANDSCAPING	Landscape Services July 2022	-400.00	8,673.95
Check	08/03/2022	web	Liberty Mutual Insurance	LIBERTY MUTUAL DES:302224230 ID:6562944 IN	-713.00	7,960.95
Check	08/05/2022	Zelle080522	Lori Borders	reimbursement for expenses ytd; postage, 1099s	-62.43	7,898.52
Check	09/04/2022	Zelle090422	Lori Borders	Administrative services August 2022	-200.00	7,698.52
Check	09/04/2022	T45X4-Y2JF2	ARELLANO LANDSCAPING	Landscaping August 2022	-460.00	7,238.52
Check	10/02/2022	T7439-XHKPK	ARELLANO LANDSCAPING	Landscaping September 2022	-200.00	7,038.52
Check	10/02/2022	Zelle100222	Lori Borders	Administrative Services September 2022	-200.00	6,838.52
Check	11/18/2022	Zelle111822	Lori Borders	Administrative Services October 2022	-200.00	6,638.52
Check	11/18/2022	TCWZW-C3WXR	ARELLANO LANDSCAPING	Landscaping November 2022	-140.00	6,498.52
Deposit	11/25/2022			Deposit	190.00	6,688.52
Check	12/21/2022	TCWZW-C4WXR	Lori Borders	Administrative Services November 2022	-200.00	6,488.52
Transfer	12/31/2022			Funds Transfer Operations to Reserve 2022	-2,153.71	4,334.81
						0.71

Aune Homeowner's Association Check Register - Reserve/Contingency 2022

BOA Reserve/Contingency Fund	Type	Date	Memo	Paid Amount	Balance
			Balance Forward		6,975.30
	Deposit	01/31/2022	Interest	0.06	6,975.36
	Deposit	02/28/2022	Interest	0.05	6,975.41
	Deposit	03/31/2022	Interest	0.06	6,975.47
	Deposit	04/30/2022	Interest	0.06	6,975.53
	Deposit	05/31/2022	Interest	0.06	6,975.59
	Deposit	06/30/2022	Interest	0.06	6,975.65
	Deposit	07/29/2022	Interest	0.06	6,975.71
	Deposit	08/29/2022	Interest	0.06	6,975.77
	Deposit	09/29/2022	Interest	0.06	6,975.83
	Deposit	10/31/2022	Interest	0.06	6,975.89
	Deposit	11/30/2022	Interest	0.06	6,975.95
	Deposit	12/31/2022	Interest	0.06	6,976.01
	Transfer	12/31/2022	Funds Transfer Operations to Reserve 2022	2,153.71	9,129.72