

TWENTY  
MILE  
AT NOCATEE

**20 Mile West  
Fall 2021 HOA Meeting**

# Agenda

- i. Welcome
- ii. Introductions
- iii. Establishment of a Quorum / Call to Order
- iv. Board Update
  - i. New Business
  - ii. Old Business
  - iii. 2021 Budget Review & 2022 Budget
  - iv. 2021 Year End Review
- v. Announcements
- v. Election (If a quorum is established)
  - i. Introduction of Candidates
  - ii. Election
  - iii. Announcement of Board
- vi. Open Forum
- vii. Adjournment

# Welcome to the 2021 Fall HOA Meeting

# Introductions

- HOA President: Brett Polakowski (Jackrabbit Trail)
- HOA Vice President: Ken Curtis (Frontierland Trail)
- HOA Treasurer: Chris George (Eagle Rock Drive)
  
- BCM Representative: Matt Ciupak
- BCM Representative: Blaine Anderson

# Establishment of a Board Quorum

- Required 2/3 on call

# Establishment of a Voting Quorum & Call to Order

- Required Proxies: 30% - 86 Total (out of 286 properties)

# Board Update: New Business

- Power-washing
  - Eagle Rock
  - Bear Island
  - Signature Drive

# Board Update: Old Business

- Pointe Entrance
  - Update on cost for fountain
    - No action taken in 2021 after cost adjustment
  - Update on cost for changing entrance
    - 3 Quotes





# Board Update: Budget

- 2021 Budget Review
- 2021 Budget

# 2021 Budget - Income

	2022	2021	
	Budget	Budget	% Change
Assessment Income	157,300.00	157,300.00	0.0%
		Note:	\$550.00 per homeowner, per year. Due January 1st.
Capital Contribution Income	2,184.00	2,184.00	0.0%
Doubtful Dues Allowance	(550.00)	(700.00)	-21.4%
Subtotal Income	158,934.00	158,784.00	0.1%

# 2021 Budget – Corporate Expenses

	2022	2021	
	Budget	Budget	% Change
Corporate Annual Report	62.00	62.00	0.0%
Insurance - D & O	1,700.00	1,700.00	0.0%
Insurance: Crime	400.00	400.00	0.0%
Insurance-General Liability	2,900.00	2,500.00	16.0%
Tax Return/Yearend Financial	1,000.00	1,000.00	0.0%
<b>CORPORATE EXPENSE</b>	<b>6,062.00</b>	<b>5,662.00</b>	<b>7.1%</b>

# 2021 Budget – General & Administrative

	2022	2021	
	Budget	Budget	% Change
Community Events	<b>1,000.00</b>	1,000.00	0.0%
Copies	<b>500.00</b>	500.00	0.0%
Legal Fees	<b>1,000.00</b>	1,000.00	0.0%
Management Fee	<b>17,160.00</b>	17,160.00	0.0%
Website	<b>500.00</b>	500.00	0.0%
Office Expense-General	<b>300.00</b>	300.00	0.0%
Postage & Mailings	<b>700.00</b>	700.00	0.0%
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>21,160.00</b>	21,160.00	0.0%

# 2021 Budget – Maintenance & Operating

	2022	2021	
	Budget	Budget	% Change
Lights - Maintenance	500.00	500.00	0.0%
Maint Labor & Supplies	3,000.00	3,000.00	0.0%
Playground Maint. & Repairs	500.00	500.00	0.0%
Signs-Purchased	1,000.00	1,000.00	0.0%
<b>MAINTENANCE &amp; OPERATING</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.0%</b>

# 2021 Budget – Corporate Expenses

	2022	2021	
	Budget	Budget	% Change
Pest Control/Fertilizer	600.00	600.00	0.0%
Flowers/Annuals	1,000.00	1,000.00	0.0%
Irrigation Repairs	7,000.00	7,000.00	0.0%
Lake Algae Control	6,000.00	6,000.00	0.0%
Lake Maintenance	500.00	500.00	0.0%
Landscape Contract	38,184.00	38,184.00	0.0%
Landscape Maint-General	3,628.00	7,000.00	-48.2%
Shared Land & Lake Maint- CDD	2,000.00	2,500.00	-20.0%
Mulch, Sod, Etc.	4,000.00	4,000.00	0.0%
Tree Maintenance	6,000.00	5,000.00	20.0%
LANDSCAPE EXPENSE	68,912.00	71,784.00	-4.0%

# 2021 Budget – Utilities, Other & Total

	2022	2021	
	Budget	Budget	% Change
Electricity	10,800.00	10,800.00	0.0%
Water & Sewer	32,000.00	32,000.00	0.0%
UTILITIES	42,800.00	42,800.00	0.0%
Contingency **	0.00	12,378.00	-100.0%
Landscape- Pointe Entrance**	15,000.00	0.00	100.0%
OTHER EXPENSES	15,000.00	12,378.00	21.2%
TOTAL EXPENSES	158,934.00	158,784.00	0.1%
CURRENT YEAR NET INCOME/(LOSS)	0.00	0.00	0.0%

# Board Update: 2021 Year End Review

- Concrete parking stops
- AT&T box cleaned off for the first time ever
- Stained fence at the point to match islands
- Pressure washed sidewalks (need to again)
- Move Pointe message board
- Refurbished both message boards.



# 2021 HOA Board Election

- In the absence of a quorum, the existing board is carried over to next year.

# Open Forum

# Adjournment

# 2021 HOA Board Election

- Candidate Introduction
- Election
- Announcement of Board

# 2021 HOA Board Election: Candidates

- Heather Bacon
- Ed Bushey
- Ken Curtis
- Chris George
- Brett Polakowski

# 2021 HOA Board Election

# 2021 HOA Board Election Results