

YOAKUM RUN HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MAY 5, 2019

Meeting was held via Go To Meeting. John Grizzard, President; D. J. Richards, Vice President were on the call, Julia Aucremanne was present at the meeting location.

CALL TO ORDER: John Grizzard called the meeting to order at 1:00 pm, May 5, 2019

ROLL CALL HOMEOWNERS: Barbara and Bob Foster Lot 45; Susan and Chris Smith Lot 19 were present.

OLD BUSINESS:

Drainage Committee: Tom Youngblood is still working with asphalt companies to try to get someone to do the work and stay within our budget. We can't seem to get anyone interested to do the work due to the small amount of work involved.

We may want to see what someone would charge to come and do the work. We have about \$6,000.00 in our account that is additional money we could use to complete the project. We were hoping to get someone to come in and do it for less by coordinating with other work in the area. John Grizzard said he would work with Tom Youngblood and try to get it completed within the next week or two.

ARC Committee:

DJ Richards reported Nanette Seligman contacted the ARC regarding water damage to her home. She asked for approval to have her contractor do updates on window frames while he is repairing the damage to her home. Her request was approved.

TREE LIMB PICKUP:

John Grizzard announced the pickup would be a week before Memorial Day and a week before July 4<sup>th</sup>. Dave Mullenix will do the pickup.

FINANCIAL REPORT:

John Grizzard went over the financial report.

Copies of Financial Reports will be included with copy of the minutes.

John Grizzard reported he would send the draft budget to Homeowners with the next 10 days.

MAILING SCHEDULE FOR HOMEOWNERS MEETIN JULY 20, 10:00 AM:

John Grizzard announced the Meeting Notice and Draft Budget would be mailed to Homeowners no later than May 15. Invoices for Dues, proxies and Ballots will be mailed by June 15<sup>th</sup>. Final Budget will go out the week of the June 24<sup>th</sup>. The second mailing will include self-addressed, stamped envelopes for the dues, and separate envelopes for the election.

**NEW BUSINESS:**

Fees, Board Nominations Status and Schedules. John Grizzard reported he and Susan Smith met about a week ago to discuss nominations. John Grizzard stated we need to get five people for the Board. Susan Smith stated people are stepping up for the Board. John Grizzard and Susan Smith will get together the end of May to finalize the Ballot.

Susan Smith asked to post in the minutes for any volunteers for the Board to respond by June 1<sup>st</sup>.

John Grizzard made a motion to adjourn, seconded by DJ Richards, meeting adjourned at 1:25 pm

# Yoakum Run HOA

# 2019-2020 Budget

## Operating Expenses

		Explanation
Accountant	\$1,200.00	Accounting costs to file tax returns
Attorney & Legal	\$2,000.00	
Insurance	\$2,300.00	
Maintenance and repairs:		
Snow Removal	\$2,500.00	Snow Removal; Has been \$2,350 but added \$150 case the bids are higher this year.
Tree Limb Cleanup & Disposal	\$1,400.00	Covers three tree limb clean ups (One the week before Memorial Day, one the week before 4th of July and one week before Labor Day)
Culvert Maintenance	\$1,000.00	General culvert inspection and clean out as required
Office supplies / Postage	\$500.00	Office supplies and postage for mailings to homeowners
Post Office Box Rental	\$72.00	Post office box rental per year
Taxes:		
Federal		
State		
Local	\$125.00	Typically only owe local taxes
Web hosting and domains	\$240.00	Cost of web site hosting
Other - Donation to Canaan Valley VFD	\$500.00	Annual donation to the fire department
HOA Lunch	500.00	
	<b>\$12,337.00</b>	
Offset Reserve Account	\$4,061.35	
<b>Total Dues Required</b>	<b>\$8,275.65</b>	

Proposed Dues owed by each lot owner by July 1

**YRHOA Balance Sheet: April 30, 2019**

**ASSETS:**

Checking Account	\$6,006.96
ReserveAccount	\$4,061.35
Capital ReserveAccount	\$45,000.00
Dues owed	\$1,082.56
<b>TOTAL</b>	<b>\$56,150.87</b>

**LIABILITIES:**

Accrued Estimated Income Taxes Payable 2019	\$275.00
Web Site Hosting - Julia Aucremanne	\$254.36
Secretary of State Registration Fee - Julia Aucremanne	\$25.00
<b>TOTAL</b>	<b>\$554.36</b>

**HOMEOWNERS EQUITY:**

**\$55,596.51**

**Liabilities & Equity**

**\$56,150.87**

**Revenue**

Annual Assessments	\$668.00
Interest Income from Checking Account	\$12.07
Moved from Reserve Account	\$10,000.00
<b>Total Revenue</b>	<b>\$10,680.07</b>

**Expenses**

Accountant	\$0.00
Attorney & Legal	\$0.00
Insurance	\$2,384.00
Maintenance and repairs:	
Snow Removal	\$2,350.00
Tree Limb Cleanup & Disposal	\$200.00
Office supplies / Postage	\$291.87
Post Office Box Rental	\$72.00
Taxes:	
Federal	
State	\$0.00
Local	\$0.00
Web hosting and domains	\$0.00
Other - Donation to Canaan Valley VFD	\$500.00
Culvert Repair	\$0.00
Fire Hydrant Repair	\$0.00
<b>Total Expenses</b>	<b>\$5,797.87</b>

**Net Income****\$4,882.20**