

Huntington Pines Homeowners Association
Minutes of December 14, 2024, Meeting of Board of Directors

A meeting of the Association Directors was held by Zoom call starting at 9:00am on December 14, 2024. Present on the call were Kristin Swenerton and Bernie Hockenberry, being all of the Directors of the Association, plus Chris Todd, Treasurer of the Association.

Prior to the meeting, Chris circulated by email a projection of 2024 financial activity plus a proposed budget for 2025. A copy of the proposed budget is attached to and made part of these minutes. The details of the proposed budget were discussed in the meeting, with particular focus on landscape R&M, sprinkler R&M, gate R&M, and tree R&M. Chris noted that the largest cost unknowns each year are snow removal and water usage, with the other costs being relatively stable from year-to-year. The 2025 budget as proposed was unanimously approved by the Directors.

The annual meeting has been set of January 21, 2025. Bernie has secured the use of the Greenwood Village Town Hall community room for the meeting. Kristin will send out an email "save the date" notice to the Association residents. Sometime after Christmas Chris will send out by mail official notice of the meeting including an agenda, the approved budget, and a limited proxy form for those who cannot attend in person.

Chris reminded the Board that the Association needed to approve the revised nine legally required "Good Governance" policies that had been previously circulated for review. Chris agreed to recirculate the proposed policies, and the Board agreed to review and expedite approval of the new policy statements.

The Board discussed the need to solicit volunteers to serve as Directors of the Association. Bernie volunteered to reach out to community members for participation.

Kristin advised that Keesen has provided a renewal contract for landscape services for 2025 and that the proposed pricing of \$10,800 was only slightly higher than the 2024 contract. The Board approved renewing the contract with Keesen.

The meeting ended at 10:10am.

Huntington Pines HOA 2025 Budget

	Budget 2025	Projected 2024	Budget 2024	Actual 2023
Operating Fund				
Income Statements				
Operating Fund Revenues				
<i>Dues per house per month</i>	162.00	162.00	162.00	162.00
Total Dues	85,536	85,536	85,536	85,536
Less portion of dues allocated to Reserve Fund	(31,200)	(42,000)	(42,000)	(48,000)
Other	-0-	-0-	-0-	-0-
Total Operating Fund Revenues	54,336	43,536	43,536	37,536
Operating Fund Expenses				
Electricity	(250)	(236)	(250)	(223)
Water	(12,000)	(11,393)	(9,000)	(6,103)
Phone	(900)	(810)	(780)	(764)
Snow Removal	(12,000)	(9,218)	(13,000)	(12,709)
Landscape R&M	(12,000)	(11,102)	(12,000)	(11,183)
Sprinkler R&M	(5,000)	(5,009)	(2,000)	(2,672)
Gate R&M	(1,000)	(3,020)	-0-	(1,155)
Fence R&M	-0-	-0-	(1,000)	-0-
Street R&M	-0-	-0-	-0-	-0-
Lighting R&M	-0-	-0-	-0-	-0-
Wall R&M	-0-	-0-	-0-	-0-
Tree R&M	(2,000)	(3,875)	-0-	-0-
Other R&M - Contingency	(1,000)	-0-	(3,000)	-0-
Banking	(60)	(68)	(60)	(60)
Insurance	(3,700)	(3,689)	(3,700)	(3,559)
Management Services	(2,400)	(2,400)	(2,400)	(2,400)
Other Professional Services	-0-	-0-	-0-	-0-
Internet and Web Services	(170)	(19)	(20)	(161)
Social	(650)	(645)	(650)	(494)
Supplies & Postage	(400)	(394)	(380)	(380)
Registrations	(70)	(66)	(50)	(40)
Other Miscellaneous	-0-	(51)	-0-	(13)
Income Taxes	-0-	(1,449)	(2,305)	(1,432)
Total Operating Fund Expenses	(53,600)	(53,444)	(50,595)	(43,348)
Net Operating Fund Revenues and Expenses	736	(9,908)	(7,059)	(5,812)
Year-end Balance Sheets				
Cash	7,181	6,455	9,294	17,096
Dues Receivable	2,000	2,000	2,000	4,270
Accounts Receivable	-0-	-0-	-0-	-0-
Prepaid Insurance	-0-	-0-	-0-	-0-
Total Assets	9,181	8,455	11,294	21,366
Prepaid Dues	8,000	8,000	8,000	9,582
Accounts Payable	110	120	110	1,541
Fund Capital	1,071	335	3,184	10,243
Total Liabilities & Capital	9,181	8,455	11,294	21,366
Cash Flow Statements				
Starting Operating Fund Cash Balance	6,455	17,096	17,096	20,944
Change in Dues Receivable	-0-	2,270	2,270	(162)
Change in Accounts Receivable	-0-	-0-	-0-	-0-
Change in Prepaid Insurance	-0-	-0-	-0-	-0-
Change in Prepaid Dues	-0-	(1,582)	(1,582)	737
Change in Accounts Payable	(10)	(1,421)	(1,431)	1,389
Net Operating Fund Revenue and Expenses	736	(9,908)	(7,059)	(5,812)
Transfer to Reserve Fund	-0-	-0-	-0-	-0-
Ending Operating Fund Cash Balance	7,181	6,455	9,294	17,096
Reserve Fund				
Income Statements				
Reserve Fund Revenues				
Reserve Funding from Dues	31,200	42,000	42,000	48,000
Interest Income	100	4,337	6,800	4,262
Total Reserve Fund Revenues	31,300	46,337	48,800	52,262
Reserve Fund Expenditures				
Banking Expense	-0-	(20)	-0-	-0-
Metal Fence Painting	-0-	-0-	-0-	-0-
Repair Asphalt and Seal Coat	-0-	(10,281)	-0-	-0-
Asphalt Milling and Overlay	-0-	(182,710)	-0-	-0-
Repair Sprinkler Valve	-0-	-0-	-0-	-0-
Replace Wood Fence	-0-	-0-	-0-	-0-
Repair Concrete	-0-	(7,740)	-0-	-0-
Paint Wood Fence	-0-	-0-	-0-	-0-
Replace Metal Fence	-0-	-0-	-0-	-0-
Replace Mailbox Posts	-0-	-0-	-0-	-0-
Fence Repair	-0-	-0-	-0-	-0-
Total Reserve Fund Expenditures	-0-	(200,751)	-0-	-0-
Net Reserve Fund Revenues and Expenditures	31,300	(154,414)	48,800	52,262
Year-end Balance Sheet				
Cash	95,414	64,114	267,328	218,528
Total Assets	95,414	64,114	267,328	218,528
Fund Capital	95,414	64,114	267,328	218,528
Total Liabilities and Capital	95,414	64,114	267,328	218,528
Cash Flow Statements				
Starting Reserve Fund Cash Balance	64,114	218,528	218,528	166,266
Net Reserve Fund Revenues and Expenditures	31,300	(154,414)	48,800	52,262
Transfer from Operating Fund	-0-	-0-	-0-	-0-
Ending Reserv Fund Cash Balance	95,414	64,114	267,328	218,528