

Annual Homeowners Association Meeting November 4th, 2019





Agenda

- Call to Order
- Board Introductions
- Treasurer's Report
- Old Business
- New Business
- 2019/2020 Board Elections
- Questions/Comments



Purpose of the Association

- Enforce the covenants for compliance in order to maintain aesthetics, curb appeal, and property values.
- Maintain, preserve, and administer the entrance wall, the sign and the landscaping in the landscape easement dedicated to the Homeowner Association
- Collect and disburse the assessments and charges created in the Declaration of Covenants
- Promote the recreation, health, safety and welfare of the residents in the Subdivision



2018 Board Members

■ President	Lori Buscemi
■ Vice President	Richard Moore
■ Treasurer	Tom Swartz
■ Secretary	Brandon Landino
■ Trustee	Robert DiLabio
■ Trustee	Chris DiMarzo
■ Trustee	Rich Tremblay



2019 Treasury Summary

- Successfully collected all 2019 annual assessments
- Increased savings through a balanced budget with a goal of having one year of expected expenses in the bank.
- Completed additional front entrance maintenance within the planned expenses.

Shelby Orchards 2019 Expected Expenses

Note: Annual Dues are \$190.00 for 2019

Ordinary Income

Income - Annual Dues 83 X 190.00 =	\$15,770.00
Interest	<u>\$0.00</u>
<u>Total Income</u>	<u>\$15,770.00</u>

Expenses

Attorney Expense	\$350.00
Web Site and Internet Expenses	\$240.00
Christmas/Holiday Decorations	\$2,200.00
Liability Insurance Expense	\$1,350.00
Lawncare and Landscaping	\$3,500.00
Snow Removal-Salting	\$5,500.00
Entrance Decorations	\$150.00
Entrance Maintenance	\$500.00
Office Supplies	\$250.00
Post Office Box Fee	\$85.00
Postage and Delivery	\$160.00
State of MI Corp Filing Fee	\$20.00
Accountant Tax Prep	\$75.00
Sprinkler Service and Repairs	\$150.00
Water Utilities	\$500.00
<u>Electric Utilities</u>	<u>\$400.00</u>

<u>Total Expenses</u>	<u>\$15,430.00</u>
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<u>Total Budget Cushion</u>	<u>\$340.00</u>
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10/29/2019

Cash Flow
1/1/2019 through 10/29/2019

Category	1/1/2019- 10/29/2019
INFLOWS	
Dues Deposit	15,960.00
TOTAL INFLOWS	15,960.00
OUTFLOWS	
Check Printing Fee	105.00
Christmas -Holiday Decorations	972.34
Duplicate Dues - Refund	190.00
Electric Utilities	240.75
Entrance Maintenance	21.20
Entrance Weeding Service	150.00
Fertilizer Service	160.00
Income Tax prep Services	75.00
Lawn care and Landscaping	3,663.00
Liability Insurance	989.00
Office Supplies	216.31
PO Box Fee	92.00
Snowplowing Service	2,030.00
Sprinkler Service And Repairs	299.00
State of MI Corp Filing Fee	20.00
Water Utilities	203.73
Web Site Expense	579.00
TOTAL OUTFLOWS	10,006.33
OVERALL TOTAL	5,953.67

We expect an additional \$5200.00 in expenses by the end of the year with Snowplowing being the greatest variable.



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

August 31, 2019 through September 30, 2019

Primary Account:

SHELBY ORCHARDS HOMEOWNERS ASSOC
PO BOX 183633
SHELBY TOWNSHIP MI 48318-3633

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

Good news! We're making it easier to get a replacement account number if your account is compromised.

Starting November 17, 2019, if your account is compromised, we can simply issue you a replacement account number without the hassle of closing your existing account and opening a new one. This will allow you to continue using your existing debit card.

We've updated our Deposit Account Agreement to explain this change:

We can assign and transfer your account information and documentation to a replacement account number at our discretion. We may make this assignment when your account is reported compromised by you or any signer. If we issue you a replacement account number, this Deposit Account Agreement governing you and your account will continue to apply, without interruption, as if you retained the discontinued account number.

Please call us at the number at the top of this statement if you have any questions.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase BusinessClassic	\$22,721.76	\$21,668.17
Chase Business Select High Yield Savings	5,017.12	5,017.33
Total	\$27,738.88	\$26,685.50

TOTAL ASSETS

\$27,738.88	\$26,685.50
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2020 Annual Dues and Budget

- The 2020 dues will remain at \$190 per household.
- Expectation of 100% dues collection every year
- 2020 Budget is scheduled to break-even

Shelby Orchards 2020 Expected Expenses

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Expenses

Attorney Expense	\$300.00
Web Site and Internet Expenses	\$200.00
Christmas/Holiday Decorations	\$3,000.00
Liability Insurance Expense	\$1,100.00
Lawn care and Landscaping	\$3,400.00
Snow Removal-Salting	\$5,500.00
Entrance Decorations	\$150.00
Entrance Maintenance	\$400.00
Office Supplies	\$200.00
Post Office Box Fee	\$100.00
Postage and Delivery	\$165.00
State of MI Corp Filing Fee	\$20.00
Accountant Tax Prep	\$75.00
Sprinkler Service and Repairs	\$260.00
Water Utilities	\$450.00
<u>Electric Utilities</u>	<u>\$450.00</u>

<u>Total Expenses</u>	<u>\$15,770.00</u>
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<u>Total Budget - Break Even</u>	<u>\$0.00</u>
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Old Business

- Rebuilt Subdivision Website

- www.shelbyorchards.org



New Business

■ Neighborhood Maintenance

- ☐ New contractor signed for Christmas decorations
- ☐ Identified a new contractor for maintaining the front entrance
- ☐ Maintained same contractor for snow plow and lawn care
- ☐ Individual Households – Trim tree limbs over sidewalks and road

■ Board Elections – New Nominations?

Lori Buscemi	Current Board Member	
Tom Swartz	Current Board Member	
Chris DiMarzo	Current Board Member	
Brandon Landino	Current Board Member	
Richard Moore	Current Board Member	
Robert Dilabio	Current Board Member	
Richard Tremblay	Current Board Member	
Rabia Khan		

