

Annual Homeowners Association Meeting November 9th, 2020





Agenda

- Call to Order
- Board Introductions
- Treasurer's Report
- Old Business
- New Business
- 2020/2021 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



2020 Board Members

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



2020 Treasury Summary

- Successfully collected all 2020 annual assessments
- Increased savings through a balanced budget and maintained our goal of one year's expenses in the bank.
- Completed additional front entrance maintenance within the planned expenses.

Shelby Orchards 2020 Expected Expenses

Note: Annual Dues are \$190.00 for 2020

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	\$100.00
Web Site and Internet Expenses	\$200.00
Christmas/Holiday Decorations	\$2,800.00
Liability Insurance Expense	\$1,050.00
Lawn care and Landscaping	\$3,400.00
Snow Removal-Salting	\$5,200.00
Entrance Decorations	\$150.00
Entrance Maintenance	\$100.00
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
Electric Utilities	\$450.00
<u>New Christmas Lights</u>	<u>\$1,050.00</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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2021 Annual Dues and Budget

- The 2021 dues will remain at \$190 per household.
- Expectation of 100% dues collection every year
- 2021 Budget is scheduled to break-even

Shelby Orchards 2021 Expected Expenses

Note: Annual Dues are \$190.00 for 2021

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	\$100.00
Web Site and Internet Expenses	\$240.00
Christmas/Holiday Decorations	\$3,000.00
Liability Insurance Expense	\$1,050.00
Lawn care Fertilizing	\$200.00
Lawn care Lawn Cutting	\$700.00
Lawn care and Landscaping	\$2,500.00
Snow Removal-Salting	\$5,200.00
Entrance Decorations	\$100.00
Entrance Maintenance	\$100.00
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	\$220.00
Water Utilities	\$400.00
Electric Utilities	\$350.00
<u>New Christmas Lights-White</u>	<u>\$1,050.00</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

- New Contractor for Front Entrance Maintenance
 - Spring planting, weeding, and Fall cleanup

New Business

■ Neighborhood Maintenance

- ☐ New contractor signed for snow removal
- ☐ Purchased new Christmas lights for the front entrance
- ☐ Front entrance Fall cleanup and replanting for the Spring
- ☐ Maintenance on front entrance guard shack

■ 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	
Richard Tremblay	Current Board Member	

