

Festival Celebration Homeowners Association

**Board Meeting
August 27, 2014
OPEN MEETING 630PM**

Stadium Club – 940 N Alma School Rd

OPEN AGENDA

- **Call to Order**
- **Review and Approve June 18 2014 Minutes**
- **Review Financial Balance Sheet / Treasurer's Report**
- **Unfinished Business**
 - 1)
- **New Business:**
 - 1) Annual Meeting Preparation
 - 2) 2015 Budget
- **Open Discussion**
- **Next Meeting Date – October 15 2014**
- **Adjournment**

**Festival / Celebration Homeowners Association
Board Meeting Minutes
June 18, 2014**

James Yoder, Mary Sutton, Kim Homan, Joyce H Diaz present. Debbie, KMS attending.
Homeowners attending: Charlene Gammell-Doley, Brad and Beth Smith.

Call to Order:

Meeting was called to order at 6:30 P.M.

Minutes:

April 16' 2014 minutes were reviewed, Mary motioned to approve and James seconded; minutes approved.

Financials: Treasurer's report [attached] was reviewed; no board questions/concerns. March, April, and May financials are in order.

New Business:

1. Basin E North and Basin E South Wall Repair Bid – three bids were discussed:

- A. Flynn Masonry & Concrete: \$1500.00 [less cost of interior wall painting/stucco costs]
- B. Eco Smart: \$1725
- C. TJ Contractors: \$8495.00

The board has had work done by Flynn Masonry in the past and has been pleased with their work.

The board agreed to award the bid to Flynn for wall repair, but not for any interior wall to be stuccoed or painted; that is the homeowner's responsibility. [Homeowner's tree caused the wall damage]. KMS will contact the homeowner, explain the bid decision of the board, and give the homeowner an approximate cost for interior repairs which will be the homeowner's responsibility. KMS will advise the homeowner that the wall repair cost will be split equally between homeowner and association since it is a perimeter wall. The association will pay for the repair and KMS will bill the homeowner for their half of the cost. KMS will discuss a timed payment plan with the homeowner if appropriate.

2. Debbie presented the board with a draft newsletter for summer. The board will review and contact Debbie with their comments/approval. Mary offered to hand deliver the newsletters once finished, to save the cost of postage [appx \$140].
3. The board was presented with an insurance quote from our association insurance representative, Kara Anspach with Farmers Insurance. The association currently pays \$2280/year, for liability coverage. The upgraded policy would cost \$2623/year. James will work with Kara to question the difference between our current policy and the new one she is offering and report his findings to the board for a future vote to accept or deny the new policy.

Open Discussion:

Brad Smith and Charlene Gammell-Doley volunteered to join the Architectural Committee;+ that increased the Architectural Committee to 5 members. Charlene Gammell-Doley also volunteered to join the board. The board welcomed Charlene as the 5th board member. She has agreed to act as secretary.

Next Meeting Date - August 27, 2014

Meeting Adjourned at 7:00 P.M.

Submitted by

Joyce H. Diaz
Secretary

FESTIVAL CELEBRATION
Income Statement
Jul 31, 2014

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	7,363.37	8,672.00	1,308.63-	57,831.47	60,704.00	2,872.53-
DELINQUENT RESID ASSMNT	487.90	500.00	12.10-	6,005.39	3,500.00	2,505.39
TOTAL OPERATING INCOME	7,851.27	9,172.00	1,320.73-	63,836.86	64,204.00	367.14-
OPERATING TRANSFER TO RES	1,465.00-	1,465.00-	.00	10,255.00-	10,255.00-	.00
TOTAL INCOME	6,386.27	7,707.00	1,320.73-	53,581.86	53,949.00	367.14-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
MAINTENANCE CONTRACT	2,400.00	2,400.00	.00	16,800.00	16,800.00	.00
PEST CONTROL	182.88	65.00	117.88-	764.40	455.00	329.40-
IRRIGATION REPAIRS	955.11	60.00	895.11-	5,801.42	420.00	5,381.42-
LARGE TREE TRIMMING	.00	.00	.00	13,275.00	7,745.00	5,530.00-
CONTRACT SERVICE	.00	435.00	435.00	141.85	3,045.00	2,903.15
TOTAL MAINT. & REPAIR	3,537.99	2,960.00	577.99-	36,802.67	28,465.00	8,337.67-
PARTS & SUPPLIES						
SPRINKLER/IRRIGATION PARTS	.00	.00	.00	1,400.87	.00	1,400.87-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	400.00	400.00
PLANTS/BUSHES/TREES	188.65	.00	188.65-	388.29	500.00	111.71
TOTAL PARTS & SUPPLIES	188.65	200.00	11.35	1,789.16	900.00	889.16-
UTILITIES						
ELECTRIC	235.08	210.00	25.08-	1,651.09	1,470.00	181.09-
WATER	1,948.17	1,800.00	148.17-	4,960.54	5,725.00	764.46
TOTAL UTILITIES	2,183.25	2,010.00	173.25-	6,611.63	7,195.00	583.37
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	125.00	125.00	310.00	875.00	565.00
COLLECTION EXPENSE	454.50	400.00	54.50-	2,398.20	2,800.00	401.80
AUDIT & TAX PREPARATION	.00	.00	.00	875.00	875.00	.00
LIEN EXPENSE	.00	.00	.00	540.00	.00	540.00-
RECORD STORAGE	68.00	34.00	34.00-	235.50	238.00	2.50
BANK SERVICE CHARGE	.00	.00	.00	20.00	.00	20.00-
INSURANCE	236.83	.00	236.83-	1,235.42	.00	1,235.42-
MANAGEMENT FEES	1,330.00	1,330.00	.00	9,310.00	9,310.00	.00
COMMUNITY NOTICES	.00	.00	.00	1,100.87	350.00	750.87-
NEWSLETTERS	.00	335.00	335.00	.00	670.00	670.00
POSTAGE/COPIES	114.62	75.00	39.62-	560.34	525.00	35.34-

FESTIVAL CELEBRATION
Income Statement
Jul 31, 2014

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
PERMITS/LICENSES/INCOME TA	.00	.00	.00	60.00	75.00	15.00
TOTAL ADMINISTRATIVE	2,203.95	2,299.00	95.05	16,645.33	15,718.00	927.33-
TOTAL OPERATING EXPENSE	8,113.84	7,469.00	644.84-	61,848.79	52,278.00	9,570.79-
NET OPER PROFIT/LOSS	1,727.57-	238.00	1,965.57-	8,266.93-	1,671.00	9,937.93-
RESERVE ALLOCATIONS						
INTEREST	15.92	.00	15.92	106.46	.00	106.46
RESERVE	1,465.00	1,465.00	.00	10,255.00	10,255.00	.00
TOTAL RESERVE & EXPENSE	1,480.92	1,465.00	15.92	10,361.46	10,255.00	106.46
NET PROFIT / (LOSS)	246.65-	1,703.00	1,949.65-	2,094.53	11,926.00	9,831.47-

ASSETS

CURRENT ASSETS

CASH IN BANK/WELLS FARGO	.00
CASH IN BANK/MUTUAL OF OMAHA	21,511.69
RESERVE ACCOUNTS	
MUTUAL OF OMAHA RESERVE	83,277.70
DEPOSITS REFUNDABLE	224.95
TOTAL CURRENT ASSETS	<u>105,014.34</u>
TOTAL ASSETS	<u>105,014.34</u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	102,919.81
PROFIT /(LOSS) FOR PERIOD	2,094.53
TOTAL CAPITAL	<u>105,014.34</u>
TOTAL LIABILITIES & CAPITAL	<u>105,014.34</u>

FC 2015 Budget

INCOME

	JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	TOTAL
5000 Residential Assess	9,095	9,095	9,095	9,095	9,095	9,095	9,095	9,095	9,095	9,095	9,095	9,095	109,134
5001 Delinquent Income	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL INCOME	9,595	9,595	9,595	9,595	9,595	9,595	9,595	9,595	9,595	9,595	9,595	9,595	115,134

MAINT. & REPAIR

8010 Landscape Maint.	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800
8020 Weed Control				500					500				1,000
8025 Pest Control	65	65	65	65	65	65	65	65	65	65	65	65	780
8070 Irrigation Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
8078 Tree Trimming	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000
8080 Contract Services	100	100	100	100	100	100	100	100	100	100	100	100	1,200

TOTAL	2,665	2,665	2,665	3,165	2,665	12,665	2,665	2,665	3,165	2,665	2,665	2,665	42,980
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PARTS & SUPPLIES

8280 Fertilizer	0	200	0	0	0	0	200	0	0	0	200	0	600
8281 Plants, Bushes, Tree	0	0	1,000	0	0	0	0	0	1,000	0	0	0	2,000
8282 Gravel Enhancement			2,000						2,000				4,000
8283 Over Seeding	0	0	0	0	0	0	0	0	0	0	1,200	0	1,200

(Comanche & Arrowhead)

TOTAL	0	200	3,000	0	0	0	200	0	3,000	0	1,400	0	7,800
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UTILITIES

8410 Electric	240	240	240	240	240	240	240	240	240	240	240	240	2,880
8460 Water	420	395	465	305	380	1,435	2,200	2,500	1,800	2,200	600	600	13,300

TOTAL	660	635	705	545	620	1,675	2,440	2,740	2,040	2,440	840	840	16,180
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ADMINISTRATIVE

8610 Legal	75	75	75	75	75	75	75	75	75	75	75	75	900
8611 Collection Costs	450	450	450	450	450	450	450	450	450	450	450	450	5,400
8612 Audit & Tax Preparation	0	0	275	0	0	600	0	0	50	0	0	0	925
8613 Lien Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
8616 Records Box Storage	36	36	36	36	36	36	36	36	36	36	36	36	432
8630 Community Events					250					250			500
8640 Insurance	219	219	219	219	219	219	219	219	219	219	219	219	2,628
8660 Management Fees	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	15,960
8662 Community Notices	0	175	0	0	175	0	0	175	0	0	400	0	925
8665 Postage /Copies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
8680 Income Taxes	0	75	0	0	0	0	0	0	0	0	0	0	75
8681 Property Taxes	0	0	0	0	0	0	0	0	0	15	0	0	15
8682 Coupons	0	0	0	0	0	0	0	0	0	0	0	1,275	1,275
8663 Newsletters	0	0	200	0	0	0	200	0	0	0	0	0	600

TOTAL	2,260	2,510	2,735	2,260	2,685	2,860	2,460	2,435	2,310	2,525	2,660	3,735	31,435
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TOTAL OPERATING EXP.	5,585	6,010	9,105	5,970	5,970	17,200	7,765	7,840	10,515	7,630	7,565	7,240	98,395
RESERVES													
9520 Reserve Contribution	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	16,739
9510 Reserve Interest	16	16	16	16	16	16	16	16	16	16	16	16	192
9525 Reserve Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Reserve	1,411	1,411	1,411	1,411	1,411	1,411	1,411	1,411	1,411	1,411	1,411	1,411	16,931
TOTAL OPER. & RESERVE	6,980	7,405	10,500	7,365	7,365	18,595	9,160	9,235	11,910	9,025	8,960	8,635	115,134
TOTAL INCOME/DEFICIT	2,615	2,190	-905	2,230	2,230	-9,000	435	360	-2,315	570	635	960	0

Assumptions

Total homes assessed: 282

Assessments to remain at 32.25 per month.

All other line items are based on historical data over the past 18 months.

SIGNATURE

DATE