

December, 2019 Minutes of LEHOA

The Board of Directors met December 9th at 6:00pm at Unit #42. The Board members present were Mike Sweeney, President; Graham Spurrier, Vice President; Joe Tummers, Treasurer; Betty Jackson, Secretary.

Old Business:

- The November Minutes and Financial were approved and can be viewed by the community at: www.lehoa.net
- Awaiting a bid from Isaac Villanueva for an annual inspection of crawl spaces.

New Business:

- We have incurred legal expenditures in December due to a homeowner filing a lawsuit. The legal fees will occur in the December Financials.
- A maintenance request has been made by unit #34. The homeowners' mail has been getting wet. Mike will contact the postal system.
- Deborah Lewis, (unit#29), has agreed to assist with an audit of the LEHOA books in January.
- The new homeowners insurance policy includes a \$1000 deductible. Unit owners will be responsible for \$250 of the deductible. The HOA will be responsible for \$750 of the deductible.
- **Reminder to dog owners: please remember to pick up after walking your dog(s).**

The next Board meeting will be at 6:00pm on January 13th at unit #42.

LE Income / Expense 2019 (prepared by Joe Tummers)

Acct #	Account Description	Budget	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	YTD	Bal.
40000	Operating Account															
	Income**															
41051	Association Dues		\$ (80,480)	\$ (8,740.00)	\$ (3,840.00)	\$ (4,580.00)	\$ (4,125.00)	\$ (6,320.00)	\$ (4,400.00)	\$ (5,360.00)	\$ (4,400.00)	\$ (4,400.00)	\$ (5,360.00)	\$ (3,910.00)	\$ (69,555.00)	\$ (925.00)
41052	Life Fees		0	0	0	0	0	0	0	0	0	0	0	0	\$ 0.00	\$ 0.00
41055	Returned Checks		0	0	0	0	0	0	0	0	0	0	0	0	\$ 0.00	\$ 0.00
41053	Interest		\$ (50)	\$ (253)	\$ (250)	\$ (205)	\$ (318)	\$ (370)	\$ (392)	\$ (430)	\$ (453)	\$ (485)	\$ (492)	\$ (402)	\$ (4,003)	\$ (4,442)
	Total Income		\$ (80,530)	\$ (9,243)	\$ (4,340)	\$ (4,988)	\$ (10,808)	\$ (11,182)	\$ (11,182)	\$ (12,212)	\$ (12,212)	\$ (12,212)	\$ (12,212)	\$ (12,212)	\$ (99,800.50)	\$ (929.42)
60000	Expenses**															
61100	Administrative															
61108	Annual Meeting		50			30.00									\$ 30.00	\$ 20.00
61162	Legal Consultation								16.50						\$ 16.50	\$ 2,500.00
61180	Postage		50												\$ 50.00	\$ 43.86
61188	Annual Report		20			20.47									\$ 20.47	\$ 40.83
61245	Insurance		25,500												\$ 25,500.00	\$ 17,647.00
61280	Bldg. Repairs & Maintenance															
61275	Painting Caulking		500			117.47									\$ 117.47	\$ 895.00
61278	Gutters		1,720			20.00									\$ 20.00	\$ 260.00
61290	Other		6,000			980.00									\$ 980.00	\$ 2,990.45
61285	Floor					125.00									\$ 125.00	\$ 125.00
61290	Driveways														\$ 200.00	\$ (200.00)
61400	Landscaping & Grounds															
61430	Grounds		16,800			3262.00									\$ 3,262.00	\$ 16,541.00
61455	Landscaping		500			1,225.00									\$ 1,225.00	\$ (41.00)
61510	Tree Maintenance		1,000												\$ 1,000.00	\$ (801.89)
61900	Other-General Expenses															
61960	Corporate IRS Reports		20												\$ 20.00	\$ 0.00
62080	Professional Fees & Audit		589			49.00									\$ 49.00	\$ 392.00
62111	Office Expenses		150												\$ 150.00	\$ 10.54
61120	Holiday Decorations														\$ 0.00	\$ 0.00
62150	Returned Check Fees														\$ 0.00	\$ 0.00
63000	Donations		100												\$ 100.00	\$ 50.00
63000	General Reserve Fund		7,560			630.00									\$ 630.00	\$ 7,560.00
63000	Reserve Account		7,560			630.00									\$ 630.00	\$ 0.00
63000	Monthly Transfer from 91085		7,560			630.00									\$ 630.00	\$ 0.00
63000	Dividend		100			22.35									\$ 22.35	\$ 137.37
63000	Balance Reserve Account		7,460.00			638.33									\$ 638.33	\$ (37.37)
	Total Net Operating Income		\$ 28.00			\$ (3,501.83)									\$ (3,501.83)	\$ (3,565.52)

Bank Info November 2019 (Prepared by Joe Tummers)

Operating Bank Acct# xxxxx4911										
	Balance October 31			\$38,903.59						
Income										
11/4, 11/11/2019	HOA Dues			\$	4,530.00					
11/30/2019	Dividend			\$	4.02					
			<i>subtotal</i>		\$	4,534.02				
Expenses										
11/4/2019	Total Lawn Care		Correct drainage #4 / water in crawlspace			\$	1,280.00			
11/6/2019	Plott Creek		Grounds Maintenance			\$	1,225.00			
11/6/2019	Plott Creek		Tree Work & Removal of Stumps			\$	1,100.00			
11/11/2019	Reserve Deposit		Contribution to Reserve Account			\$	630.00			
11/15/2019	Office Depot		Endorsement Stamp			\$	27.36			
11/20/2019	Etia Insurance		Property & Liability Insurance			\$	17,647.00			
11/25/2019	Total Lawn Care		Trim Bradford Pears #48/#52			\$	540.00			
			<i>subtotal</i>			\$	22,449.36			
	Balance November 30			\$	38,903.59	\$	4,534.02	\$	22,449.36	
Reserve Bank Acct# xxxxx4903										
	Balance October 31			\$	44,225.29					
11/1/2019	Reserve Deposit		Contribution, Operating Account			\$	630.00			
11/30/2019	Dividend					\$	11.01			
			<i>subtotal</i>			\$	641.01	\$	0.00	
	Balance November 30							\$	44,866.30	
			Total Balance Both Accounts 11/30/19						\$	65,854.55