

2021 Community Meeting

CROWN POINTE



04.27.2021

Meeting Objectives

- Introduce the 2021 Board of Directors
 - President: Steve Canerossi
 - Vice President / Treasurer: Greg Fawcett
 - Member / Secretary: Sean Eames
- Introduce the Committees
 - Community Care: Jeremy Mason
 - Architectural Control: Steve Canerossi
 - Social: Michelle Turner & Ginger Spitzmiller
- Present the 2021 Budget
- Answer Written Questions Previously Submitted

The Board Of Directors

CROWN POINTE



President: Steve Canerossi

- Term Ends Dec 31, 2021
- Retired
- Why be on the Board
 - Give back to my community



Vice President / Treasurer: Greg Fawcett

- Term Ends Dec 31, 2022
- Employed
- Why be on the Board
 - To help our community preserve the value of our properties and make Crown Pointe the neighborhood of choice to reside for Madison



Member/ Secretary: Sean Eames

- Term Ends Dec 31, 2022
- Employed
- Why be on the Board
 - I have ideas on how to maintain and potential improve the neighborhood. My style is one of collaboration and figuring out how best to win buy in.



Our Committees



- Chairperson: Jeremy Mason
- Missions:
 - Responsible for the condition, care, and maintenance of all HOA property, e.g., common areas, walking paths, landscaping, pool, and club house
 - Supervises and manages the performance of contracted services for landscaping, pool maintenance and operation, and janitorial services for the club house
 - Provides recommendations, on an annual and as needed basis, of anticipated capital expenditures in regard to the HOA's property to the Board of Directors
 - Assists in the identification and assessment of qualified service providers



- 2021 Activities:
 - June: Community Clean-Up Event
 - July: Community Ranger Program Kick-Off
 - August: Tree & Shrub Planting Event
 - September: Community Clean-Up Event



Architectural Control

- Chairperson: Steve Canerossi
- Members:
 - Scott Bourgeois, Chad Cuomo, Ben Henrie, & Justin Shelton
- Missions:
 - Authorized to promulgate, amend, or modify architectural standards governing policies, guidelines, and minimum requirements with respect to the construction, location, landscaping and design of all dwellings and other improvements on any lot
 - The standards the ACC adopts are binding upon and enforceable against all owners
 - Reviews and approves, or disapproves, all owner requests for improvements upon their lot
 - Tracks and monitors the enforcement of established architectural standards



- Chairpersons:
 - Michelle Turner
 - Ginger Spitzmiller
- Mission: Plans, organizes, and executes HOA social activities throughout the year with the goal of involving the entire community and fostering a sense of community, friendship, and togetherness

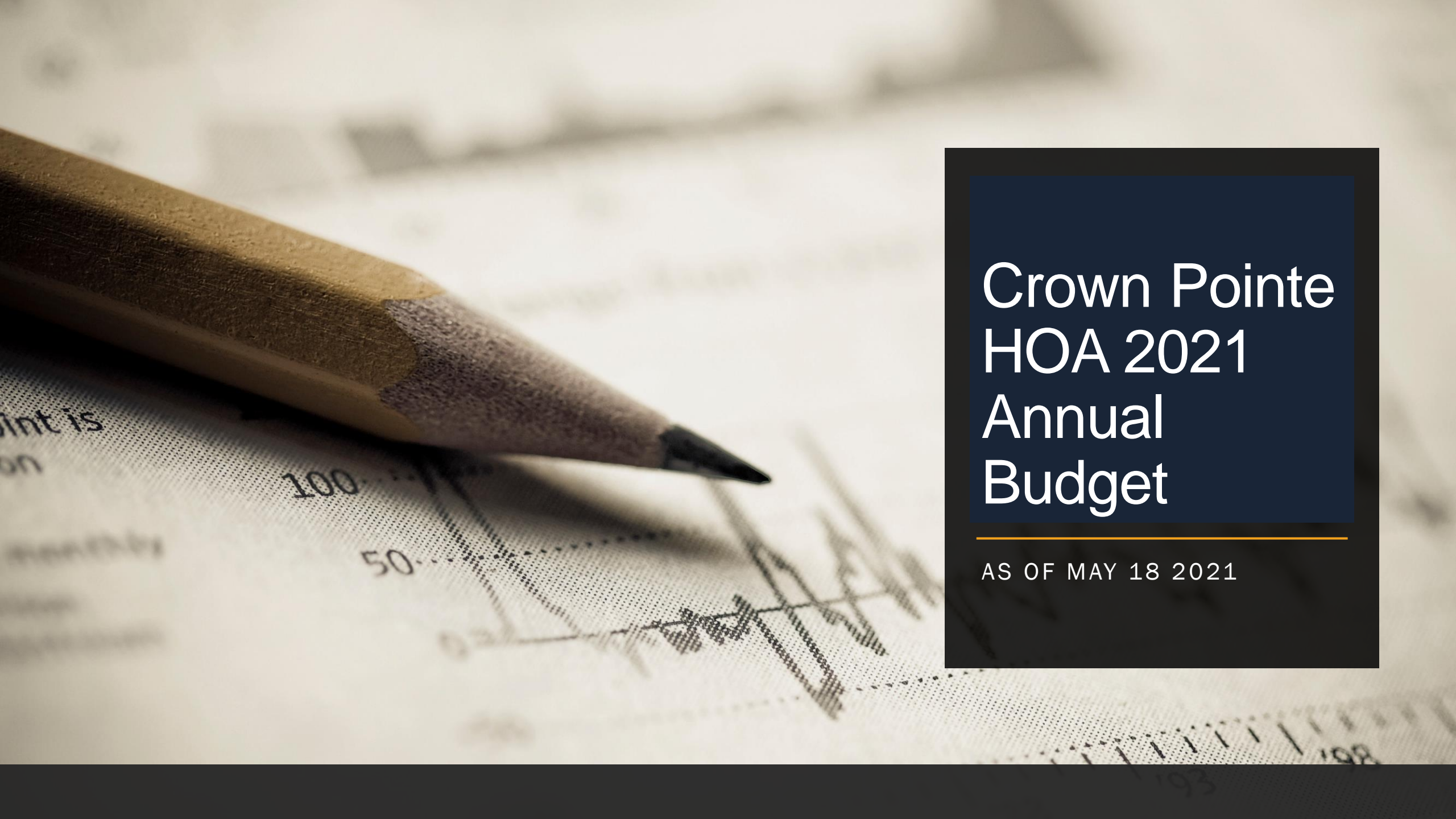


Michelle Turner

- 2021 Activities (Tentative):

- Neighborhood Meet and Greet (June 3)
- Food Trucks (summer dates)
 - Kona Ice July 3rd @ 4pm
- 4th of July weekend parade
- Fall Yard Sale
- Fall Festival
- Christmas Caroling
- Christmas Decorations Contest
- Book Exchange Get Togethers





Crown Pointe HOA 2021 Annual Budget

AS OF MAY 18 2021

Summary

GOALS

- Protect & increase the value of our community and our homes
- Live within our means without increasing the HOA assessment

DISCLAIMER

- This is a budget, based upon known and anticipated expenses
- Actual expenses will be different based upon the realities we encounter throughout the year

Cash Assets

a. 2021 Beginning Balance	\$58,976.93
b. 2021 Income	\$138,500.00
c. 2021 Net Assets (a + b = c)	\$197,476.93

Projected Expenses

d. Direct Expenses	\$116,479.29
e. Business Expenses	\$7,000.00
f. Total Expenses (d + e = f)	\$126,679.29

End of Year Projection

g. Net Cash Assets (c - f = g)	\$77,797.64
h. Short Term Management Reserve	\$10,000.00
i. Long Term Capital Project Set Aside	\$49,033.34
j. Projected Year End Cash On Hand (g - h - i = j)	\$11,764.30

Projected Expenses

Projected Direct Expenses	\$ 119,679.29
Common Area Maintenance	\$ 46,536.00
Club House	\$ 3,600.00
Club House Security System	\$ 2,000.00
Pool Care	\$ 8,625.00
Insurance	\$ 1,525.00
Pest Control	\$ 300.00
Utilities	\$ 13,789.29
Capital Projects	\$ 11,144.00
Pond Care	\$ 5,160.00
Capital Projects (Reserve)	\$ 27,000.00

Projected Business Expenses	\$ 7,000.00
Bank Service Fees	\$ -
Office Supplies	\$ 500.00
Postal & Mailing	\$1,000.00
Professional Fees	
Accounting	\$ 2,500.00
Legal	\$ 1,000.00
Taxes	\$ 2,000.00

Capital Projects

2021

Item Description	Est. Amount
Bridge Repairs	\$ 6,500.00
Clubhouse Security System	\$ 4,800.00
Pool Gate	\$ 3,200.00
Clubhouse Painting	\$ 3,000.00
Kiddie Pool Cover	\$ 1,500.00
Aberton Tree Project	\$ 8,000.00
	\$ 27,000.00

Long Term Planning & Budgeting

Item Description	Est. Amount	Year Due	CY 2021 Set Aside
Clubhouse - Replace Furniture	\$ 3,000.00	2022	\$ 1,500
Common Area 04 - New Bridge to Balch	\$ 3,000.00	2022	\$ 1,500
Common Area 13 Remediate Drainage	\$ 12,000.00	2022	\$ 6,000
Pool Chairs Replacement	\$ 6,000.00	2023	\$ 2,000
Pools - Refurbish	\$ 20,000.00	2024	\$ 5,000
Pool - Replace Sanitation System	\$ 6,000.00	2025	\$ 1,200
Clubhouse - Upgrade P-Lot Lights to LED	\$ 2,000.00	2025	\$ 400
Walking Trails - Refurbish	\$ 8,000.00	2025	\$ 1,600
Ponds - Refurbish	\$ 175,000.00	2026	\$ 29,167
Clubhouse - Replace Roof	\$ 8,000.00	2032	\$ 667
			\$ 49,033.34

1. What are the plans for the circle?
 - Social center of gravity, nothing definitive yet, want resident ideas
2. Why don't we have a community watch?
 - We do, but it's inactive. We'd like to restart. Who will volunteer?
3. Who is allowed to use the pool?
 - Homeowners, their household & guests accompanied by the homeowner or a member of the homeowner's household
4. Can we get a community playground
 - Yes, but where to put it is a challenge. Lots of "anywhere but near me" comments. Parking, safety, and vandalism are major concerns.
5. Can we get umbrellas for the pool?
 - Other HOA experience not encouraging. Looking at other options as well.

Next Meeting

Town Hall Meeting

29 June 2021 | 6pm – 8pm

Online and In-Person

Please see the letter we sent out earlier for attendance instructions.

This is your opportunity to ask the Board any question you have about our HOA and community. We will accept written questions prior to the meeting and will answer those first.

Online Test Sessions: Test your ability to join the online meeting on 25, 26, or 27 June 2021 from 7pm to 8pm.

