

Annual Meeting November 18 2021


CROWN POINTE

CROWN POINTE

Sequence of Events

- Call to Order
- Election of a New Board Member
- Amendment Voting (if quorum is present)
- 2021 Finance Report
- 2022 Budget
- Questions (Time Permitting)

- Households Represented in Person: 89
- Households Represented by Proxy: 11
- Total Households Represented: 100
- A quorum being present or in proxy voting on amendments was conducted

Candidates

- ☐ ~~Dan Gehring:~~ Withdrew
- ☐ Jeremy Mason: Elected

Garbage Can / Bins

1. All garbage and recycling bins will be kept in a clean and sanitary condition and stored either behind a fence, side of the house, and in or in front of the garage.

Notes: (a) The current rule requires garbage and recycling bins to be "be located or screened so as to be concealed from view of neighboring streets and property and shall be kept in a clean and sanitary condition." (b) The Board supports this amendment.

2. All garbage and recycling bins will be kept on side of house, behind fence or in garage (not in front of house), unless upon ACC approval the homeowner's disability warrants front-side storage.

Notes: (a) The current rule requires garbage and recycling bins to be "be located or screened so as to be concealed from view of neighboring streets and property and shall be kept in a clean and sanitary condition." (b) The Board does not support this amendment.

The terms of office for the board of directors of the HOA be changed and extended to a ~~staggered three-year term~~ with one officer to be elected at each annual meeting.

Note: (a) Currently, each Board member serves a two-year term, except for one of the three original members who serves a one-year term. Thereafter, either one or two new Board members are elected at each annual meeting.

(b) The Board does not support this amendment.

Honorarium for Board of Directors

In recognition of the time and effort the Board officers should be paid an annual honorarium of \$1,000.00 at the end of every year for their duties during the year

Notes: (a) Currently, the Board members are not paid any salary, honorarium, or other compensation.

(b) The Board does not support this amendment

Time Frame to Conduct Annual Meeting

The date for annual meeting shall be set by the Board so as to occur during the last quarter of each fiscal year.

Note: (a) Current requirement states that the Board shall set the date for the annual meeting so as to occur not later than 90 days after the end of fiscal year.

This amendment would shift the annual meeting from the 1st quarter of each year to the last quarter of each year. (b) The Board supports this amendment

Notice of Meetings

The Board shall serve notice of meetings not less than fourteen (14) days before a meeting.

Notes: (a) Current requirement states notices shall be served not less than ten (10) days nor more than thirty (30) days before a meeting. (b) The Board supports this amendment.

PASSED

No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board or its designee except for direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas, wireless cable, and certain fixed wireless antennas. No free-standing antennas whatsoever shall be placed on any Lot except for the provided exemptions or without the prior written consent of the Board or its designee. Exempted antennas and dishes should be placed out of sight of the road if placement does not prevent reception or transmission of an acceptable quality signal or impose unreasonable expense or delay. Preferred locations in order are in the attic, rear of the house, or side of the house. However, the Board reserves the right to (but shall not be obligated to) erect a master antenna, satellite dish or other similar master system for the benefit of the entire Community.

Notes: (a) This proposal is substantially the same as the existing provision, but updates it to comply with FCC rules which were not in effect when JBH originally wrote this section. The new wording still limits antennas except for the types over which the HOA has no jurisdiction. It also encourages residents to place the exempted antennas and dishes out of sight. (b) The Board supports this amendment.

Except for approved lighting as originally installed on a residence, exterior lighting visible from the street shall not be permitted, except for (a) one (1) decorative post light; (b) a street light in conformity with an established street lighting program for the Community; or (c) seasonal decorative lights for a one-hundred and five (105) day period beginning on October 1st of each year.

Notes: (a) The seasonal decorative lights time frame begins on October 1st to account for Halloween, since many of the houses in the neighborhood celebrate and decorate. This time frame allows ample time to remove Halloween lights and includes the previous time frame for Christmas lights.

(b) The Board supports this amendment.



Crown Pointe HOA 2021 Finance Report

AS OF NOV 17 2021

Summary

Cash Assets

a. 2021 Beginning Balance	\$58,976.93
b. 2021 Income	\$138,237.88
c. 2021 Net Assets (a + b = c)	\$197,214.81
d. Total Expenses	\$126,875.05
e. Cash On-Hand (c - d = e)	\$70,339.76

Expenses

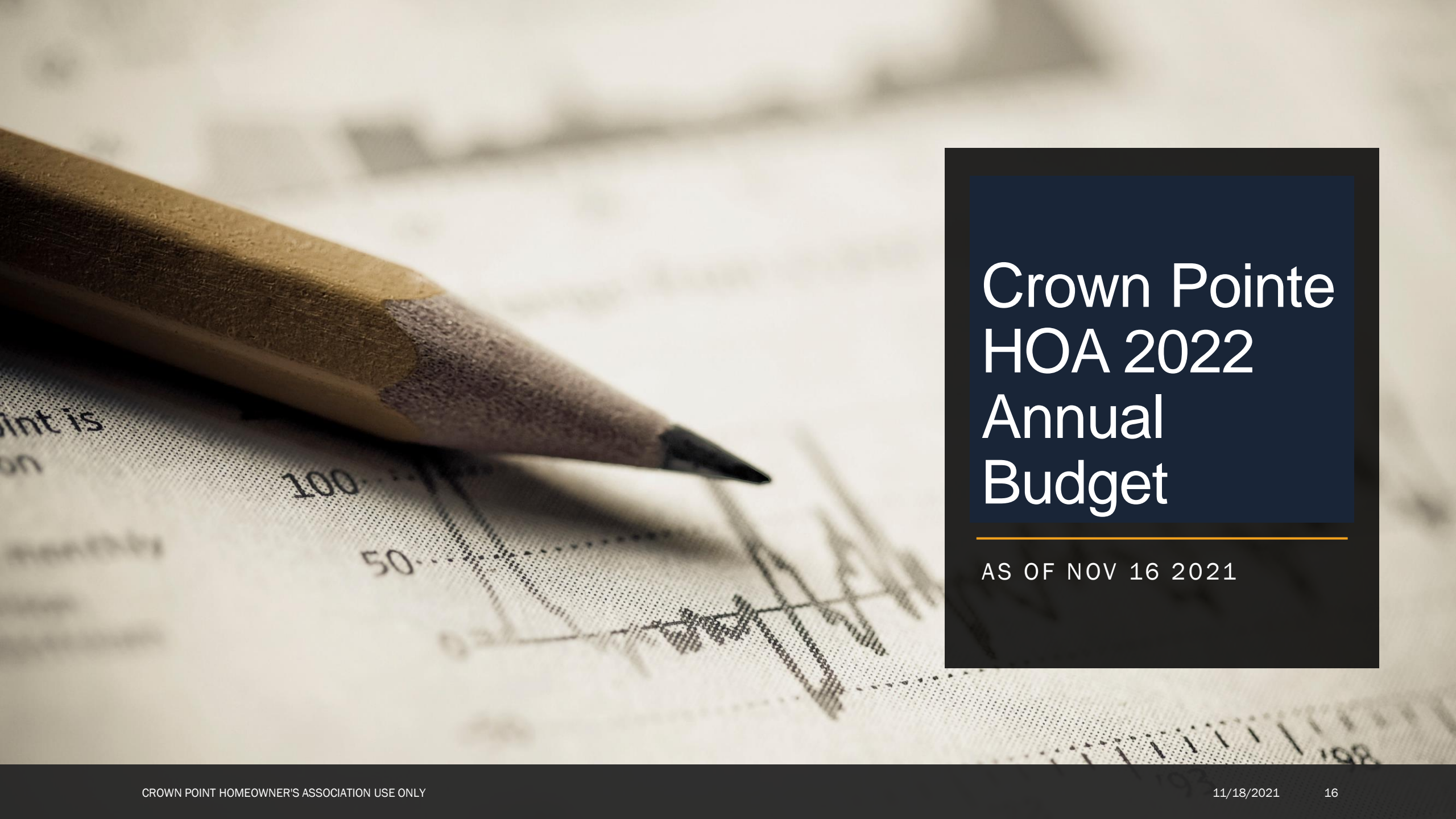
Common Area Maintenance	\$ \$45,932.48
Club House	\$2,731.67
Pool Care	\$8,512.68
Insurance	\$1,520.49
Utilities	\$8,604.66
Capital Projects	\$48,183.97
Pond Maintenance	\$4,834.74
General Business Expenses	\$472.94
Professional Fees	\$3,646.00
Property Taxes	\$1,577.60
Business License	\$28.57
Meeting General Expenses	\$799.25
Total Expenses	\$126,875.05

Capital Projects Completed (not all inclusive)

Project	Cost
Pond / Stream Channel Remediation	\$10,000
Tree Removal	\$15,900.00
Parking Lot Lights	\$520.43
Bridge Repair / Upgrade	\$11,331.00
Pool Gate Replacement	\$3,100
Pool Exit Button Upgrade	\$341.05
Pool Security Light Repair	\$610.00
Remove Fireplace / Install Bike Rack Down Payment	\$920.00
Tables & Chairs for Clubhouse	\$1,255.38
Kiddie Pool Cover	\$1,233.70

Capital Projects Pending

Project	Estimated Cost
Evergreen Planting (Balch & Fernbridge)	\$3,964.79
Hardwood Planting (Aberton & Fernbridge)	\$5,690.82
Remove Fireplace / Install Bike Rack	\$3,212.00
Creek Mowing	\$1,200.00
Entrance Monument	\$6,500.00
Pool Security Camera Upgrade	\$5,748.49
Clubhouse Porch Light Upgrade	\$350.00



Crown Pointe HOA 2022 Annual Budget

AS OF NOV 16 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. 2022 Beginning Balance	\$42,000.00
b. 2022 Income	\$138,500.00
c. 2022 Net Assets (a + b = c)	\$180,500.00

Projected Expenses

d. Direct Expenses	\$117,946.00
e. Business Expenses	\$7,000.00
f. Total Expenses (d + e = f)	\$124,946.00

End of Year Projection

g. Net Cash Assets (c - f = g)	\$55,554.00
h. Short Term Management Reserve	\$10,000.00
i. Long Term Capital Project Set Aside	\$30,000.00
j. Projected Year End Cash On Hand (g - h - i = j)	\$15,554.00

2022 Capital Projects

Project	Estimated Cost
Clubhouse Painting	\$4,000.00
Common Area 04 - 2 New Bridges	\$15,000.00
Common Area 13 Remediate Drainage	\$15,000.00
Walking Trail Remediation CA 04	\$4,000.00

CA 04



CA 13

