

Providence Arbours HOA Annual Meeting

St Nektarios Church meeting room

December 1, 2021

AGENDA

- Welcome and Introduction of current HOA Board members
 - Dave Miller
 - Maureen Furr
 - Mara Healy
 - Tim Arkfeld
 - Dave Enav
- Financials
- Community Updates
- Election of new Board members
- Questions

2022 Budget

Providence Arbours HOA Budget 2022

	2022 Budget	Notes
Revenues		
General Assessments	\$46,565.00	Increase dues to \$335 Annually
Total Revenue	\$46,565.00	

Expenses		
Landscaping	\$11,820.00	
Landscaping Other	\$3,950.00	Flowers, Mulch/Pine Needles, Etc
Landscaping Projects	\$5,600.00	Shrubs on McKee/ Park Maintenance
Pest Control	\$264.00	
Insurance	\$1,600.00	
Social	\$600.00	
Holiday Decorations	\$500.00	
Electricity	\$1,800.00	
Postage & Delivery	\$200.00	
Administrator Fees	\$1,000.00	
Common Area Maintenance	\$3,000.00	
Utilities : Water / Sewer	\$3,000.00	
Management Fees	\$8,198.40	
Accounting Fees / Taxes	\$340.00	
Legal Expenses	\$500.00	
Reserves	\$4,192.60	
Total Expense	\$46,565.00	

Net Income	\$0.00
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Awareness and Updates

- Annual Dues
 - 2022 Dues will increase from \$325.00 to \$335.00 (3% increase). Goal is to maintain our reserve fund while working to improve community.
- Architectural Review Committee
 - Committee has been efficient in responding to requests, most responses received in 2 weeks or less (Dave Miller, Bob Williams, Tyler Campbell, Phil Furr & Chris Healy)
 - Covenants require ARC approval prior to starting modifications.
- Social Committee
 - Sarah Campbell, Ellen Sessions & Angie Harris are leading the committee. (food trucks, 4th of July parade, luminaries)
- Park has received ongoing upkeep including – ongoing maintenance of grass/flowers/leaves, sprinkler repairs, inspection of equipment, tree trimming, new mulch and mosquito control.
 - Additionally, 4 of the 5 park lights have been returned to functional status. The remaining 5th light will require added cost and board is evaluating next action.

Awareness and Updates continued

- Front entrance pavers
 - Pavers replaced and pot hole repaired at the front entrance.
- Front entrance lighting
 - Front entrance lighting on both side completely replaced (constantly breaking down yearly).
- Return park lights to service
- Holiday decorations.
 - Thank you very much to Renee Miller, George Miller and Salome Vance.

Looking Ahead

- Continue to maintain park to a high standard. 1st Qtr 2022 trim park trees, re-establish water swale and general landscaping clean up.
- Hedges along McKee Road along fence have bare spots. Plan is to replace small shrubs with larger ones to make hedge line consistent along fence in 1st Qtr 2022.
- Support Social Committee initiatives for 2022 need community support.

Election of new Board members

Nominees:

- Allison Grant
- Sean Potter
- Any floor nominations?

Questions

Closing

I ask that more of you get involved to support of the community. Opportunities are particularly needed with the Social committee and future Board positions.

Thanks to all that have provided support to the HOA and the community overall