

# 12 Oaks HOA Board Meeting (December Meeting-2023) 12/18/2023

**Attendance                      Yes / No**

Kenny Stout                      Yes/No  
 Brian Anderson                Yes/No  
 Mike O’Neill                    Yes/No  
 James Hamilton                Yes/No  
 Jack Catlin                      Yes/No  
 Mike Wilson                    Yes/No  
 Brian Sanders                  Yes/No  
 Mike Kaufman                  Yes/No  
 Raymon Whittington        Yes/No

Meeting commenced:

**Agenda items:**

**Financial updates – ACCEPTED AS PRESENTED**

**October**

<b>Balance October 31st</b>	\$134,209.82
November Bills	\$53,592.22
Past Dues/Liens Collected	\$50.00
Dues Collected in November	1
Total Dues Collected	\$315.00
November Interest	\$20.41
<b>Balance November 30th</b>	\$80,953.01
Capital Projects Balance	\$55,000.00
Working Balance	\$25,953.01

**November Bills**

Water	\$31.23	
Utilities	\$150.76	
Red Arrow Corp. Lawncare	\$2,741.69	
James Jewell Custome Homes	\$50,000.00	
SRE	\$175.00	New front wall elec meter
Breecher’s Lighting	\$493.54	One new front wall light (sample - refundable)

\$0.00	
<b>Total Month Bills</b>	<b>\$53,592.22</b>

**November**

<b>Balance November 30th</b>	\$80,953.01
December Bills	\$7,311.08
Past Dues/Liens Collected	\$0.00
Dues Collected in December	0
Total Dues Collected	\$0.00
December Interest	\$0.00
<b>Balance January 31st</b>	\$73,641.93
Capital Projects Balance	\$55,000.00
Working Balance	\$18,641.93

**December Bills**

Water	\$31.23	
Utilities	\$96.34	
Red Arrow Corp. Lawncare	\$2,741.69	
Breecher’s Lighting	\$4,441.82	nine lights for front wall

\$0.00	
<b>Total Month Bills</b>	<b>\$7,311.08</b>

Number of Unpaid Dues	1
Total Uncollected Amount	\$265
Percent Dues Collected	100%

**ACCOUNT STATEMENT**

DON'T GIVE FRAUDSTERS A HOLIDAY GIFT. BECOME FAMILIAR WITH FRAUD TIPS AND BEST PRACTICES, AS WELL AS REPUBLIC BANK SOLUTIONS, TO HELP MINIMIZE FRAUD RISK ON YOUR BANK ACCOUNT(S) AT THE FOLLOWING LINK - <https://bit.ly/RB-RM> OR CALL US FOR MORE INFORMATION AT 866-534-2341.

**COMMUNITY ASSOCIATION**

		Account #####8555		
Beginning Balance on 11/01/23	\$	134,209.82	Days in Period	30
+ Deposits and other Credits (2)	\$	335.41	Annual Percentage Yield Earned	0.27%
Interest Paid	\$	20.41	Average Daily Balance	90,825.00
- Checks and other Debits (8)	\$	53,592.22	Average Daily Balance for APY	90,824.87
Service Charges	\$	0.00	YTD Interest Paid	719.65
Ending Balance on 11/30/23	\$	80,953.01		

**CHECKS & OTHER DEBITS**

(\* indicates break in check sequence)

Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1955	11/06	50,000.00	1956	11/20	175.00	1957	11/22	493.54

Date	Description	Amount
11/13	RED ARROW CORPOR BILL PAY	2,741.69
11/15	CITYMTWASHINGTON/UMS DRAFTS TWELVE OAKS @, HOMEOWN	31.23
11/16	SALT RIVER ECC/SALT RIVER 00047338003 TWELVE OAKS RESIDENT A	11.84
11/16	SALT RIVER ECC/SALT RIVER 00047338002 TWELVE OAKS RESIDENT A	39.38

## Review of 2023 Budget to Actual Spend

- 2023 Budget Review Discussion

### Post Discussion Budget Agreement

Item	2024 Budget	2023 Spend	Increase/Decrease	Difference	Justification
Regular Dues					
Water / Utilities	\$2,500	\$2,388	Increase	\$112	
Landscaping	\$35,000	\$30,742	Increase	\$4,258	Need bids for future service
Clubhouse Activities	\$2,500	\$389	Increase	\$2,111	
New Trees/Bushes/Plants for landscaping	\$1,500	\$150	Decrease	\$1,350	tree removal and replacement
Security	\$600	\$0	Same	\$600	security cameras cloud storage
Legal Fees	\$5,000	\$3,093	Increase	\$1,907	Additional cases we have to be prepared for.
Insurance	\$1,785	\$1,263	Increase	\$522	Nationwide 11/7 notice of premium increase 25%
Christmas Decorations (Replace Lights)	\$3,000	\$1,200	Increase	\$1,800	
Miscellaneous	\$4,615	\$3,427	Decrease	\$1,188	
<b>Total</b>	<b>\$56,500</b>	<b>\$42,652</b>			

Balance January 1, 2023	\$138,984	
Working Balance	\$28,651	
Capital Projects Balance	\$125,854	we plussed this up to \$135K in Oct, plus new lights \$4935.36 in Dec
Projected 2023 Dues	\$62,275	
Estimated 2023 Budget	\$56,500	
Capital Projects Balance	\$55,000	will need funds from working balance for wall letterings est, \$3000
Balance Dec 31, 2023	\$18,642	

### 2024 Dues Discussion and Agreement

It was determined:

- 2024 Dues would remain the same as last year
- Rocket would work with David Ehsner and Brian to update the mailing list and update the Annual Dues Invoice
- Gary Ostberg and spouse volunteered to stuff, label and stamp the envelopes
- The envelopes were subsequently mailed

### Front Wall Update

- Top caps are being completed and placed before lighting and landscape
- New lights have arrived and paid for
- Discussion on security cameras – no clear decision
- Sod in spring

### Landscape Contract Update

- Bids are out for 30 mows/year with island maintenance
- Expect decision in January

### Complaints Since Last Meeting – Brian A

- Three complaints since last meeting – Assignments have been made
- Complaints will be researched and a team will visit the Playground to determine action plan

### Board Members Discussion

- Preparations for March elections need to be discussed in a January meeting

### Executive Session

- Held and closed