

Springbrook Hills Homeowners Association

**Annual Meeting
February 2, 2021**



Agenda

- Welcome - Bill
 - Information will be posted on our Website
- Election Results - Joe
- Treasurer's Report - Darlene
- Events and Marketing Report – Jordan
- Maintenance Report - Brandon
- Architectural Control Report – Jordan
- Open Forum
- Questions or Comments?

www.springbrook-hills.com

- Please Join Today!!!
- Site has “secure” status
- On-line private directory is posted
- Updated information posted from board and association operations
- Email blasts will be sent out in 2021
- Easy access to covenants and restrictions
- Calendar of events will be updated for 2021
- Neighborhood watch information
- Report violations form

2021 Election Results. .

- Brandon Nader (79 votes)
 - Diane Wimberly (47 votes)
 - Ben Belkholm (67 votes)
 - Two members had write-ins
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- 103 (35%) ballots received in the election
 - Virtual vote count this year due to COVID-19

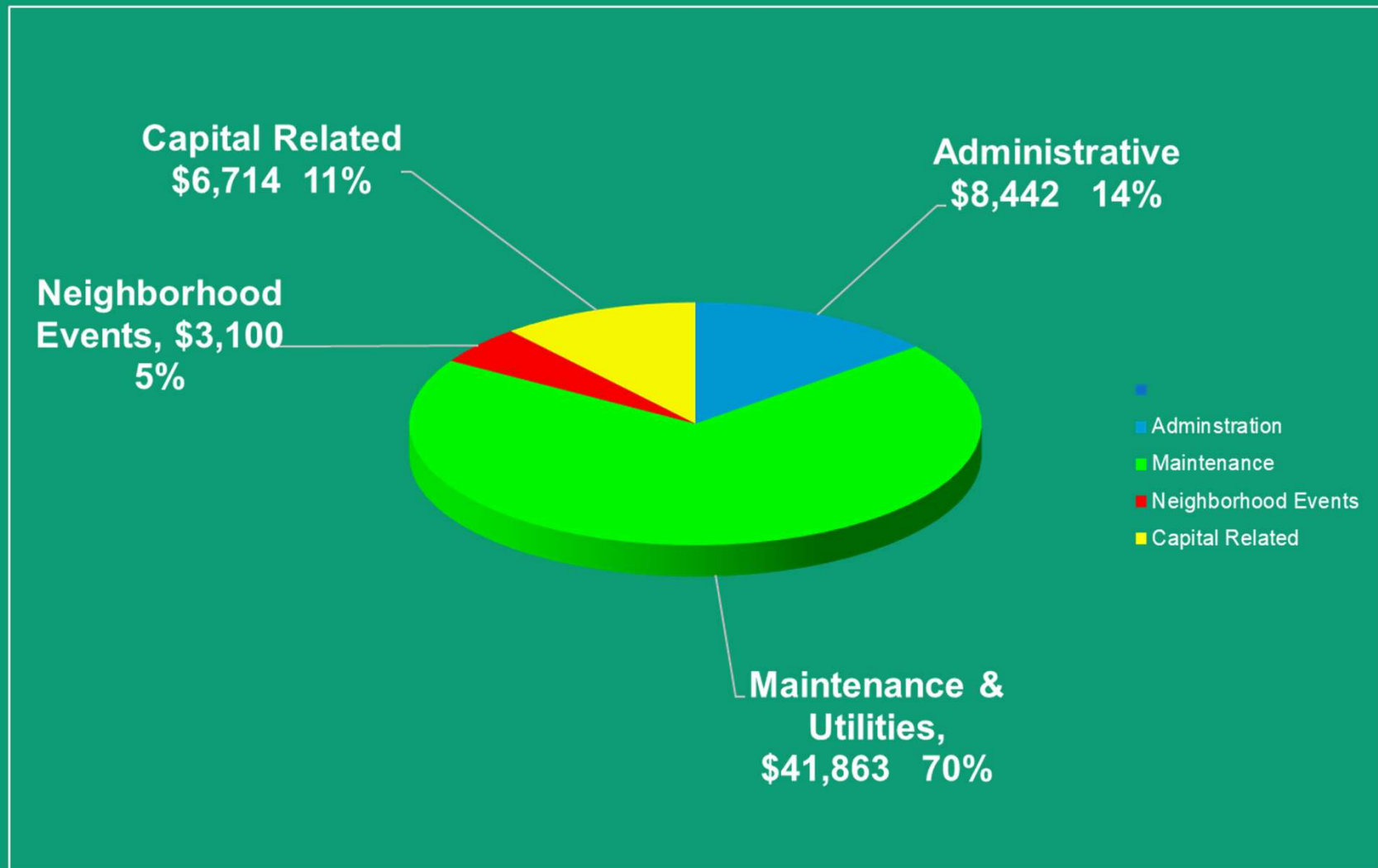
2021 Board

- Bill Kimble (2023) - President
 - Jordan Burnie (2023) - Vice-President
 - Susan Markee (2022) - Treasurer
 - Robert Matko (2022) - Secretary
 - Ben Belkholm (2024)
 - Brandon Nader (2024)
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- 2021 Board Meeting Schedule - All at 7:00 pm
 - Tuesday nights – April 13, July 13, November 9
 - Held Virtually (Zoom); link posted on website as well as past meeting minutes

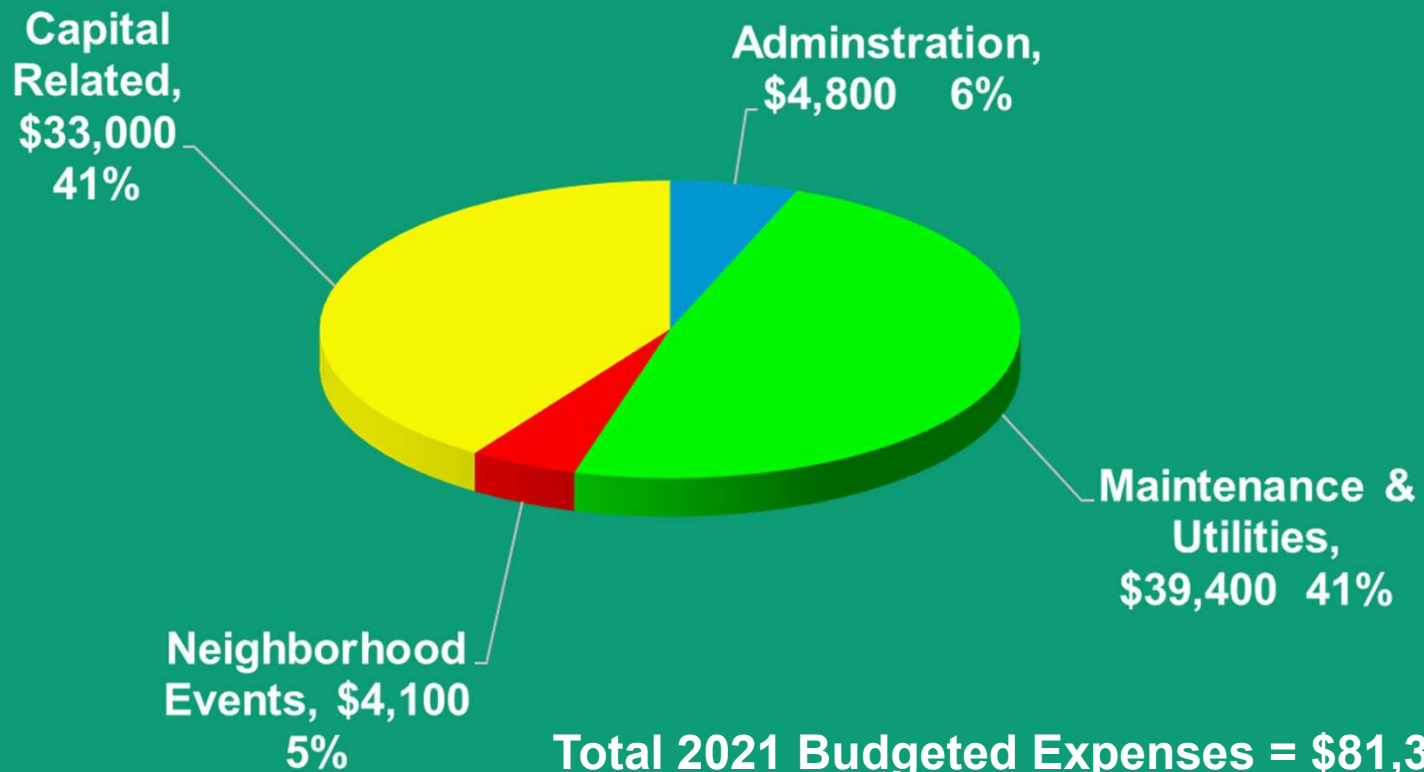
2020 Balance Sheet.....

As of December 31, 2020	
Dues Collected	\$59,600
Collection Fees Paid	\$ 420
Interest Income	<u>\$ 239</u>
Total Income	\$60,259
Administrative Expenses	\$ 8,442
Maintenance Expenses	\$36,865
Utilities	\$ 4,998
Capital Related Improvements	\$ 6,714
Neighborhood Events	<u>\$ 3,100</u>
Subtotal Expenses/Improv.	\$60,879
Net Income	-\$ 620
Checking Balance - 12/31/20	\$38,319
Certificates of Deposit Balance	\$41,569

2020 Actual Expenses



2021 Budget Projection



2021 Dues Collection

- No carry-over fees from 2020 Dues
- As of 2/1/2021, twenty (20) lots have not paid 2021 Dues; all will be charged a collection fee.
- Second Notices have already been sent
- Third Notices going out this week
- We will begin lien filing process on February 15, 2021

2020 New Event.



Kanin, Addie and Collin Performed an Outdoor Concert

2020 New Event.



Outdoor Concert at Crofton Park

2020 Events.



The popular Santa present delivery event visited 9 houses with 20 gifts

2021 Events Planned....

COVID-19 may disrupt our Events

- Easter Egg Hunt – Saturday, April 3?
- Garage Sales - May 14 – 15?
- Summer Celebration - June 4
- Holiday lighting - November
- Santa Deliveries – Dec. 23 or 24
- Possible additions:
 - *Outdoor concert(s) - summer*
 - *Trick or treat at the park*
 - *Food Trucks*



Maintenance Committee 2020 Accomplishments . .

- Improvements to the pavilion
 - Re-shingled the roof
 - Replaced the siding
 - Wrapped the posts in low maintenance material
 - Added lights that are photo-sensored
- Added playground mulch around play structure
- Landscaping maintenance in all common areas
- Completed evaluation of tennis courts
- We shifted some projects to 2021 due to COVID-19

2021 Project Priorities

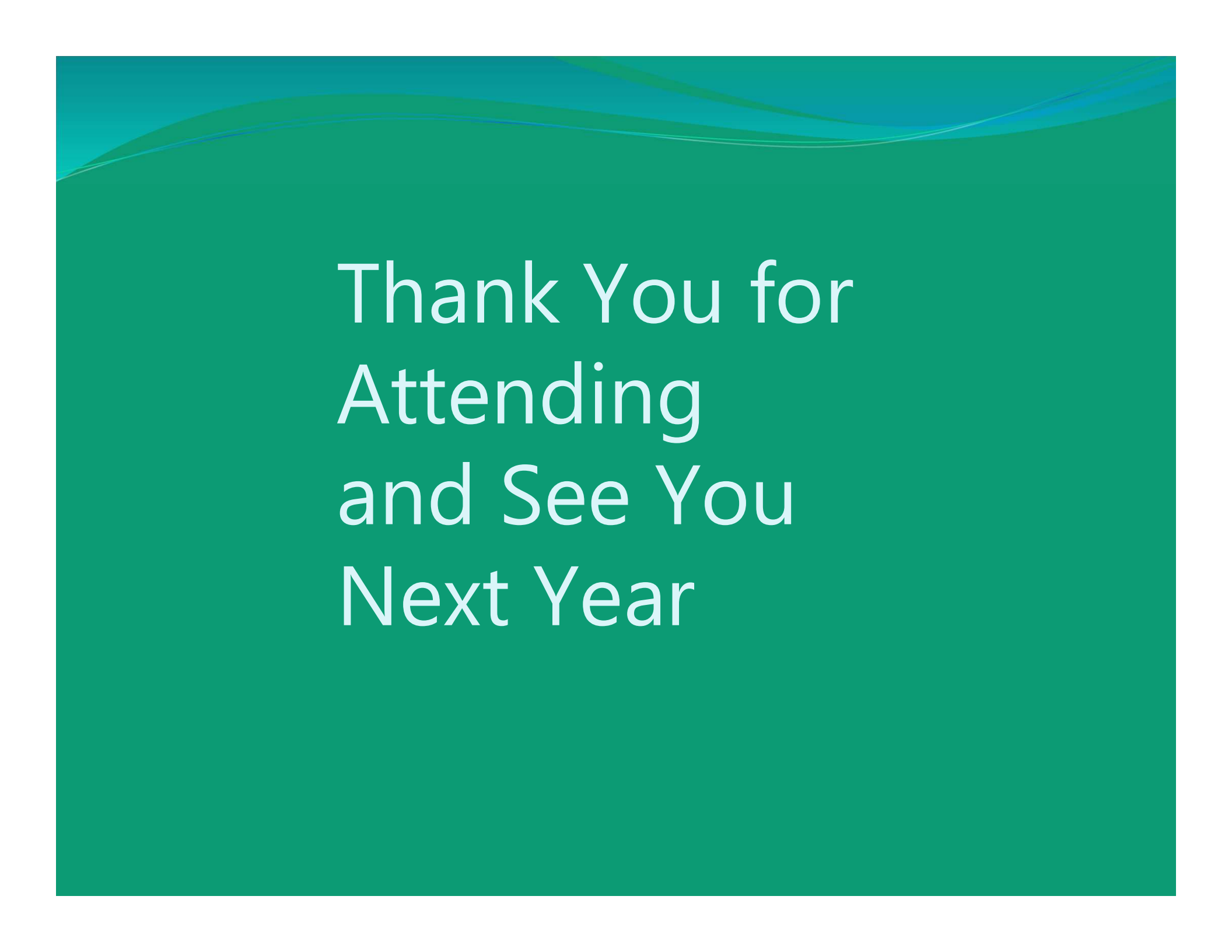
- Complete design and bidding for west entrance (Schavey Road) structure improvements
- Reinstall letters on east entrance
- Re-landscape Trisha Circle cul-de-sac
- Tennis court maintenance work
- Stain gazebo structure
- Add new flowering trees along Howe Road across entire development
- Work with Clinton County Drain Commissioner regarding pond dredging plan

Architectural Control Committee Report

- 2020 Activity
 - Multiple new swimming pools
 - Solar panel installation on roof
 - New potential home buyers asking about installing fences without pools
- Compliance Concerns
 - Clearing sidewalks of snow in winter
 - Violating Twp. Ordinance with cars in roadway
 - Trailers/boats in driveways or yards
 - Trash receptacles left out for long periods of time

The background is a solid teal color. At the top, there are several wavy, horizontal lines in shades of light blue and green, creating a layered, water-like effect.

Open Format – Q & A Feedback?

The background is a solid teal color. At the top, there are several thin, wavy lines in shades of blue and green, creating a layered, wave-like effect.

Thank You for
Attending
and See You
Next Year