

Springbrook Hills Homeowners Association

**Annual Meeting
February 1, 2022**



Agenda

- Welcome - Bill
 - Information will be posted on our Website
- Election Results - Joe
- Treasurer's Report - Rob
- 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 2022
- Easy access to covenants and restrictions
- Calendar of events will be updated for 2022
- Neighborhood watch information
- Report violations

2022 Election Results. .

Alphabetical Order:

- Rob Davison (elected)
 - Kaela Humm
 - Rob Matko (elected)
 - Lee Nederveld
 - One members had a write-in
-
- 90 (30%) ballots received in the election
 - Thanks to Ben and Brianna for helping count

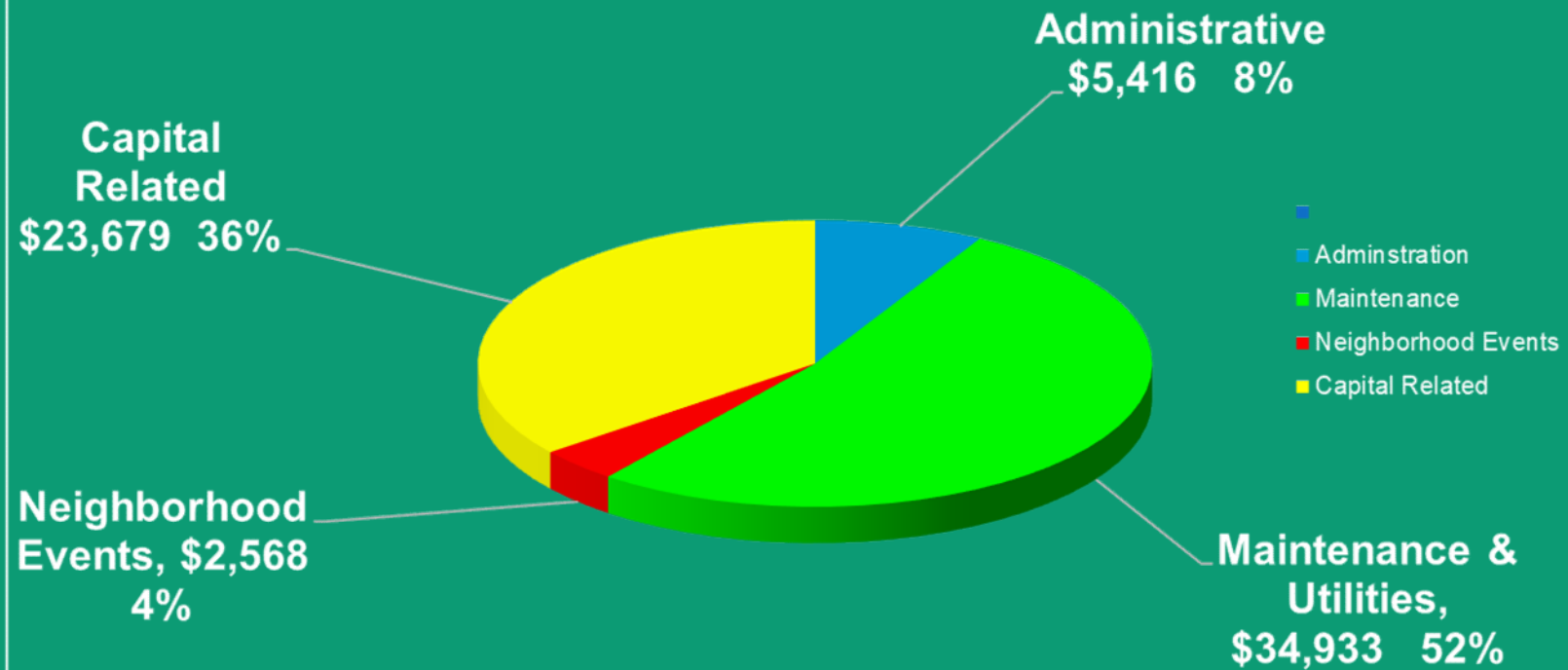
2022 Board

- Bill Kimble (2023) - President
 - Jordan Burnie (2023) - Vice-President
 - Robert Matko (2025) – Treasurer
 - Rob Davison (2025)
 - Ben Belholm (2024) - Secretary
 - Brandon Nader (2024)
-
- 2022 Board Meeting Schedule - All at 7:00 pm
 - Tuesday nights – April 12, July 12, November 8
 - Held Virtually (Zoom); link posted on website as well as past meeting minutes

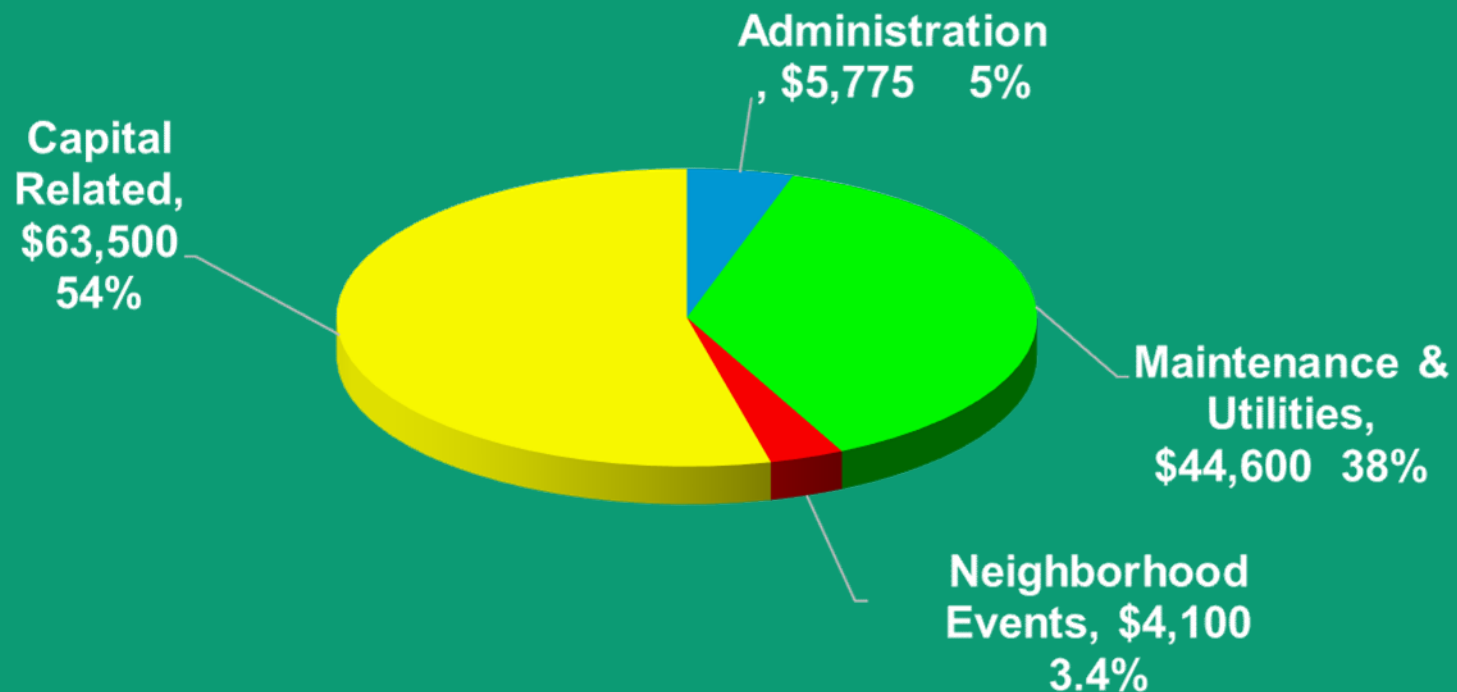
2021 Balance Sheet.

As of December 31, 2021	
Dues Collected	\$59,400
Collection Fees Paid	\$ 487
Interest Income	<u>\$ 67</u>
Total Income	\$59,954
Administrative Expenses	\$ 5,412
Maintenance Expenses	\$34,933
Utilities	\$ 5,945
Capital Related Improvements	\$23,769
Neighborhood Events	<u>\$ 2,568</u>
Subtotal Expenses/Improv.	\$72,631
Net Income	-\$12,677
Checking Balance - 12/31/21	\$20,699
MM/COD Balance	\$32,472

2021 Actual Expenses



2022 Budget Projection

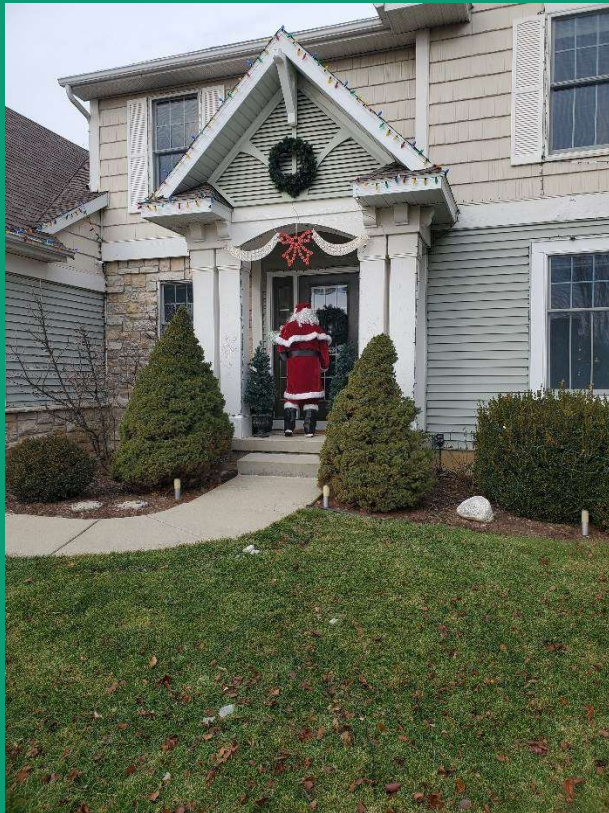


Total 2022 Budgeted Expenses = \$118,000

2022 Dues Collection

- One carry-over unpaid dues from 2021
- As of 2/1/2022, twenty-three (23) lots have not paid 2022 Dues
- Second notices going out this week
- We will do everything possible to collect payments, but if unsuccessful we will begin lien filing process in late February 2022

2021 Events.



The popular Santa present delivery event visited 7 houses with 20 gifts

2022 Events Planned....

COVID-19 may disrupt Events again

- Easter Egg Hunt – Saturday, April 16
- Garage Sales - May 13 – 14
- Summer Celebration - June 10
- 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 2021 Accomplishments . .

- **Removed Several dead trees**
 - Crofton Park (2 large, 2 bushes)
 - Sara Ann Drive Entrance (4 large)
 - Howe Road Pond – north side (4 large)
- **Increased landscaping maintenance in all common areas**
- **Pond maintenance costs have risen to unsustainable levels**

2022 Project Priorities

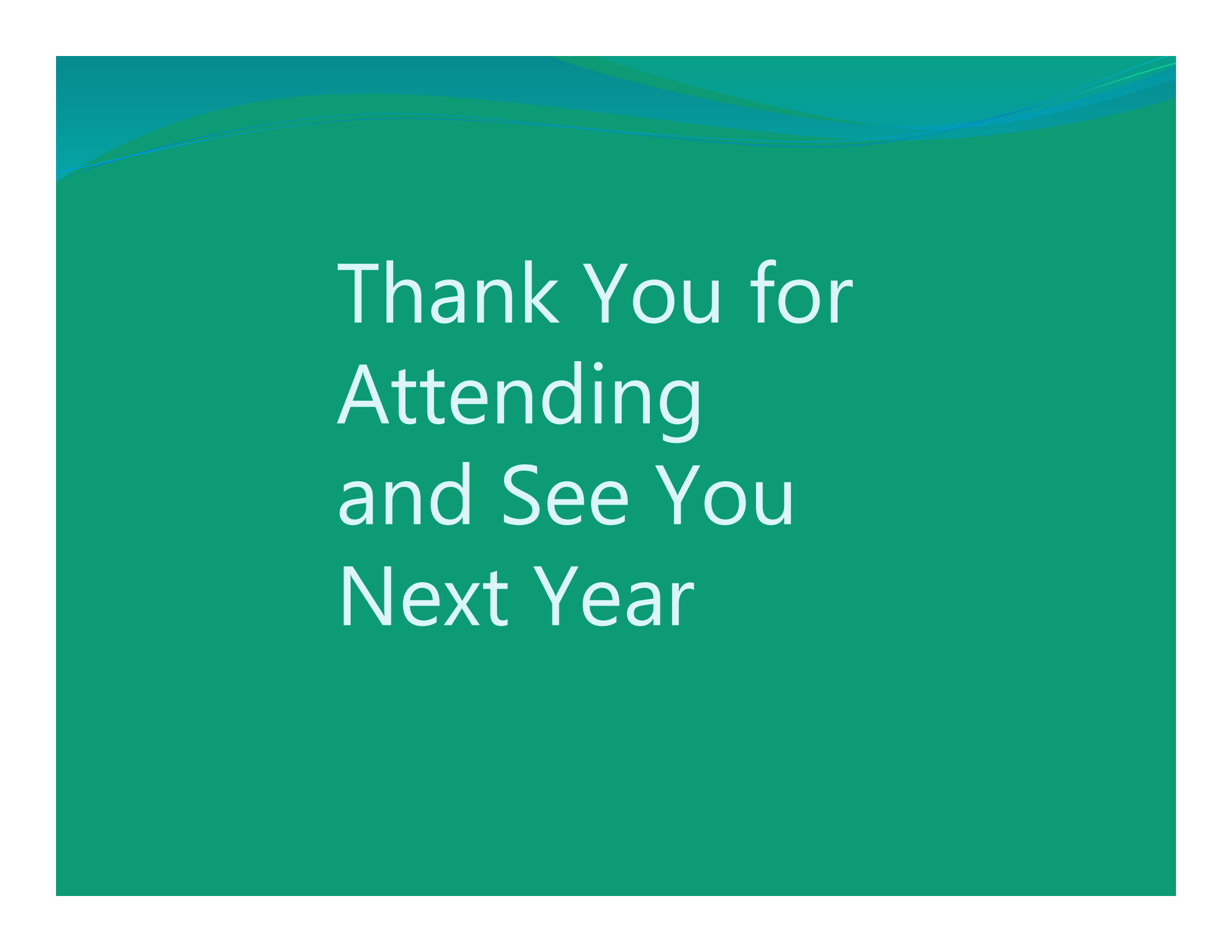
- Complete construction of west entrance (Schavey Road) structure
- Reinstall letters on east entrance
- Re-landscape Trisha Circle cul-de-sac
- New nets at two courts
- New goals and nets at soccer field
- Repair damaged sprinkler system at west entrance (switch to Spartan Irrigation)

Architectural Control Committee Report

- **2021 Activity**
 - Multiple new swimming pools
 - Solar panel installation on roof
 - Patio/Deck modifications
- **Compliance Concerns**
 - Clearing sidewalks of snow in winter
 - Trailers/boats in driveways
 - Trash receptacles left out for long periods of time
 - Lawn maintenance at a few homes

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

Open Format – Q & A Feedback?

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

Thank You for
Attending
and See You
Next Year