

Springbrook Hills Homeowners Association

**Annual Meeting
February 6, 2024**



Agenda

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

Website & Facebook

- Website (www.springbrook-hills.com)
 - Looking to give this a facelift in 2024
 - Keep relevant information easy to find
 - Keep it up to date with meeting agenda/minutes
 - Current website hosting service is costly (~\$800)
- Facebook (www.facebook.com/springbrookhills)
 - Utilize this platform more in 2024
 - Have had good feedback from more frequent posts at end of 2023

2023 Election Results. .

Alphabetical Order:

- Tina Hause (elected - 72)
 - Lee Nederveld (elected - 65)
 - David Smith (not-elected - 53)
-
- 107 (36%) ballots received in the election
 - Thanks to the following people for their work on assembling, mailing, sorting, and counting ballots/proxies:
 - Rob & Melany Mack
 - Deb Obhas
 - Joe Desira
 - Rob & Lynette Davison

2024 Board

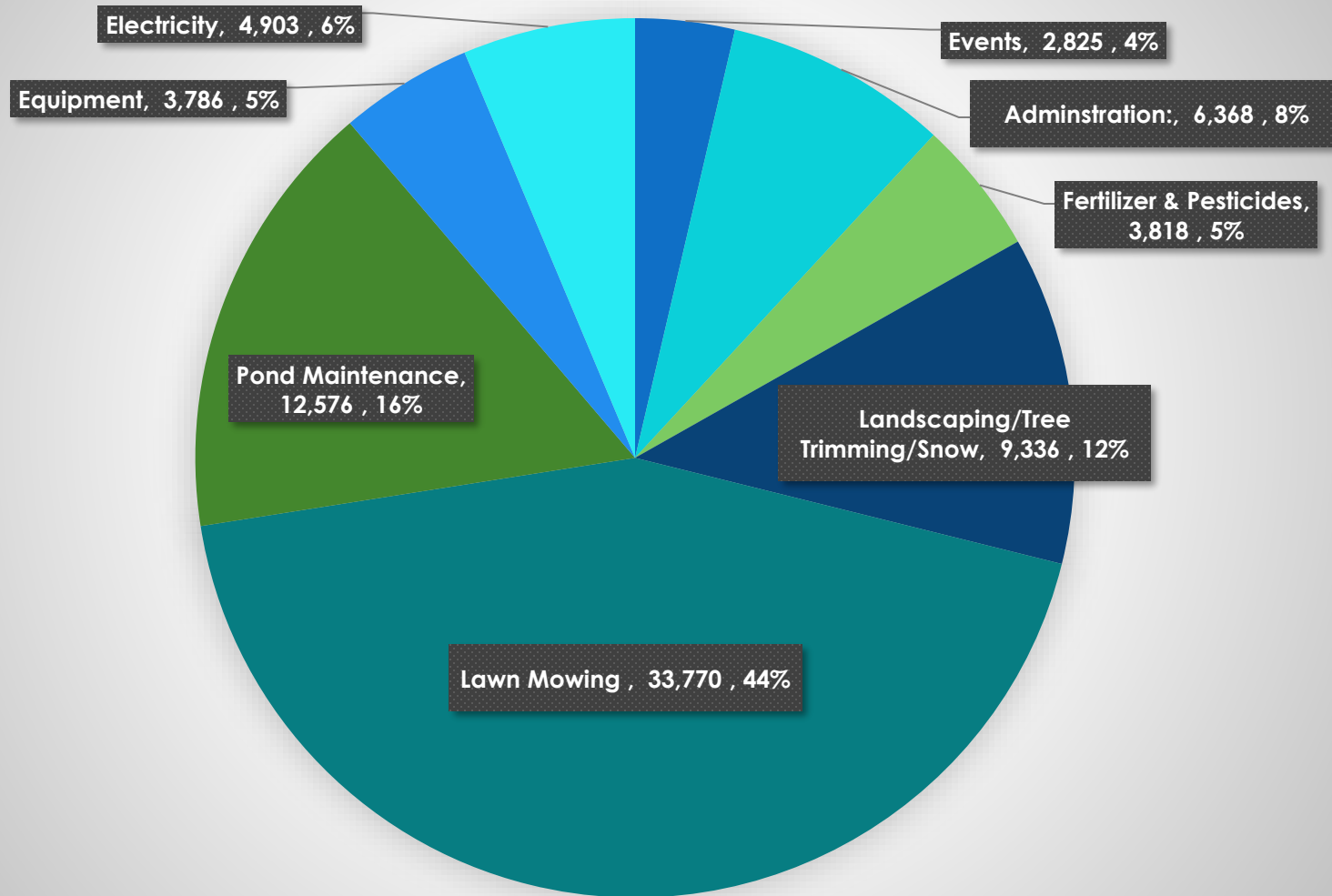
- Robert Matko (2025)
 - Rob Davison (2025)
 - Jordan Burnie (2026)
 - Kaela Humm (2026)
 - Tina Hause (2027)
 - Lee Nederveld (2027)
-
- 2024 Board Meeting Schedule - All at 7:00 pm
 - Tuesday nights – April 9, July 9, November 12

2023 Balance Sheet.....

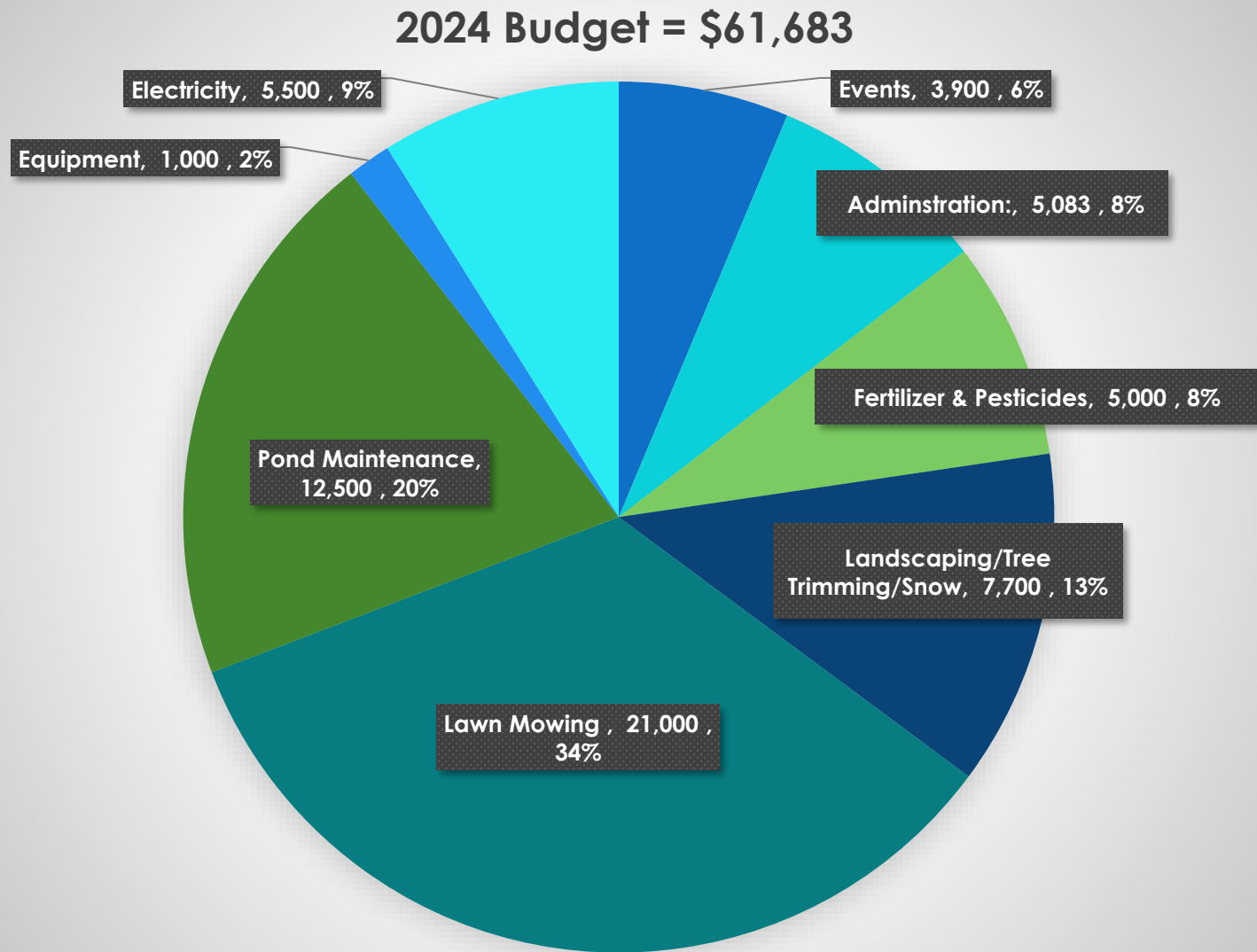
As of December 31, 2023	
Dues Collected	\$60,000
Collection Fees Paid	\$ 475
Interest Income	<u>\$ 879</u>
Total Income	\$61,354
Administrative Expenses	\$ 6,368
Maintenance Expenses	\$59,500
Utilities	\$ 4,903
Capital Related Improvements	\$ 3,786
Neighborhood Events	<u>\$ 2,825</u>
Subtotal Expenses/Improv.	\$77,382
Net Income	-\$16,028
Actual Funds Available 1/31/24	\$34,796

2023 Actual Expenses

2023 Actual = \$77,382



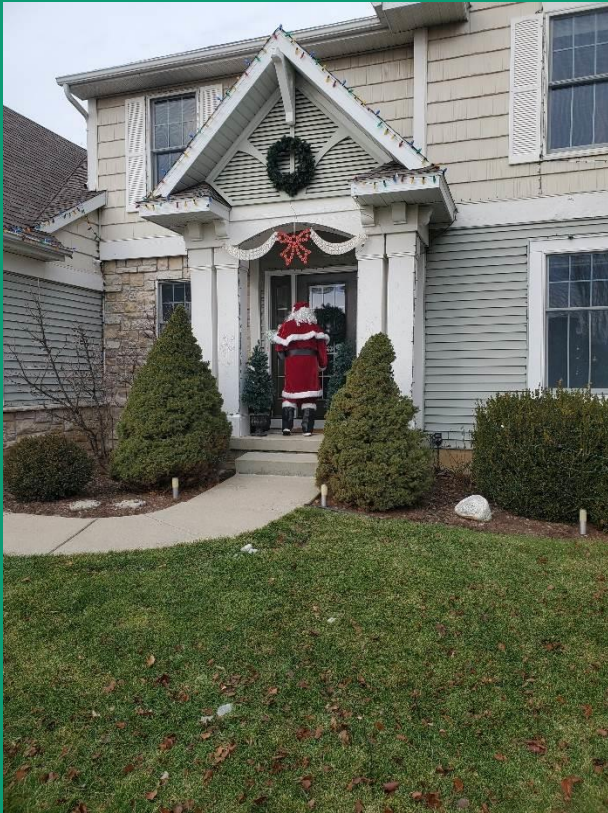
2024 Budget Projection



2023 Dues Collection

- Dues collection was moved to go out on April 1, 2023 with a due date of May 15, 2023
- Reasoning for move was to avoid the Christmas holiday season and snowbird mailing challenges
- We also added Venmo electronic payment methods
- All dues were collected by 9/15/23

2023 Events.



The popular Santa present delivery event visited **8 houses with 20+ gifts**

2024 Events Planned....

- Easter Egg Hunt – March 30
- Garage Sales - May 17 – 18
- Summer Celebration – TBD
 - Looking to bring this back in 2024!
- Holiday lighting - November
- Santa Deliveries – Dec. 24



Maintenance Committee

2023 Accomplishments . .

- Installed new soccer goal (mid size) and new net (full size)
- Ongoing landscaping maintenance in all common areas
- Pond maintenance costs have continued to rise
- Mowing season has lengthened by nearly one month increasing costs

2024 Project Priorities


- Bid drainage improvements near the courts to resolve flooding problem
- Bid reconstruction of west entrance (Schavey Road) structure
- Reinstall letters on east entrance
- Removed diseased trees throughout the common areas
- Playground mulch

Architectural Control Committee Report

- **2024 Activity**
 - Solar Panels and Pools
 - Patio/Deck modifications
 - Answering lots of questions from potential buyers
- **Compliance Concerns**
 - 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 wavy, horizontal lines in shades of blue and green, creating a layered, wave-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