



Seven Bar North HOA

Annual Update 2022

Agenda

- Welcome
- HOA Overview
- Committee Updates
- Approved Board Member Changes
- Seven Bar Voting
- City Councilor Dan Lewis
- Q & A

Welcome & Introductions

➤ Executive Committee

- DD Lane HOA Board, ACC Committee
- Stephen Arguelles HOA Board, ACC Chair
- Jack Emmons HOA Board, Finance Chair
- Nena Perkin HOA Board, Communication Comm.
- Seat Open Compliance Chair
- John Currier Landscape Chair
- Joan Gillis Communication Chair

2022 HOA Key Items

- Will finish 2022 with over 141% safety level of funds
- Delinquent Accounts Total \$45,000
- Dues increase to \$220 annually

HOA Volunteers Needed

- Communications
 - Compliance
 - Landscaping
 - Finance
-
- If interested, email: info@7barnorthhoa.com or contact Corder Management Company

Architectural Compliance (ACC)

- Team Members:
 - Stephen Arguelles
 - DD Lane
 - John Currier
 - Stephen Perkin

- Homeowners who submit ACC form

Thank you!

Architectural Compliance (ACC)

- ▶ What needs ACC form?
 - ▶ Any change to exterior appearance of home.
- ▶ ACC Approvals posted on website
 - ▶ Homeowners Only, Committee Information

Communication

- ▶ Team Members:
 - ▶ Joan Gillis
 - ▶ Nena Perkin

Thank you!

Volunteers needed

- WordPress.Org skills for website help
- Newsletter
- Facebook page
- Other communication contributions

Communication Team Activities

- Website <https://7barnorthhoa.com/>
- Newsletter
- Email addresses registered on website

Compliance

- Team Members:
 - Scott Campin
 - Phil Stanton
 - Sherry Maples
 - Compliance Manager, Corder and Company

- Team Goals

Thank you!

Compliance

Total violations	512
Courtesy notice	431
2 nd letter	45
3 rd letter	31
4 th letter	1

Key Points: >80% Violations solved with first notice (Courtesy)
>94% Solved after Second Notice

Compliance

- ▶ Types of violations
 - ▶ Landscaping
 - ▶ Vehicles
 - ▶ Architectural

Finance

➤ Overall Status

- Cash Reserves – expect to end year with 141% of Annual Expenses (Target is 60-75%)
 - Projected to end year with \$200K in the HOA Account
- Expenses in excess of 2022 budget
 - \$143k Spending vs. \$142k projection – due to Westside project
- Delinquent accounts
 - 14 Residents – Cumulative \$45k in arrears (Liens in place), \$1700 recovered from Axela
- 2023 Annual dues increased by \$20 for a total of \$220
- 2023 items are expected to be sprinkler lines improvement & replacement, and repainting the wall which has already begun

Budget

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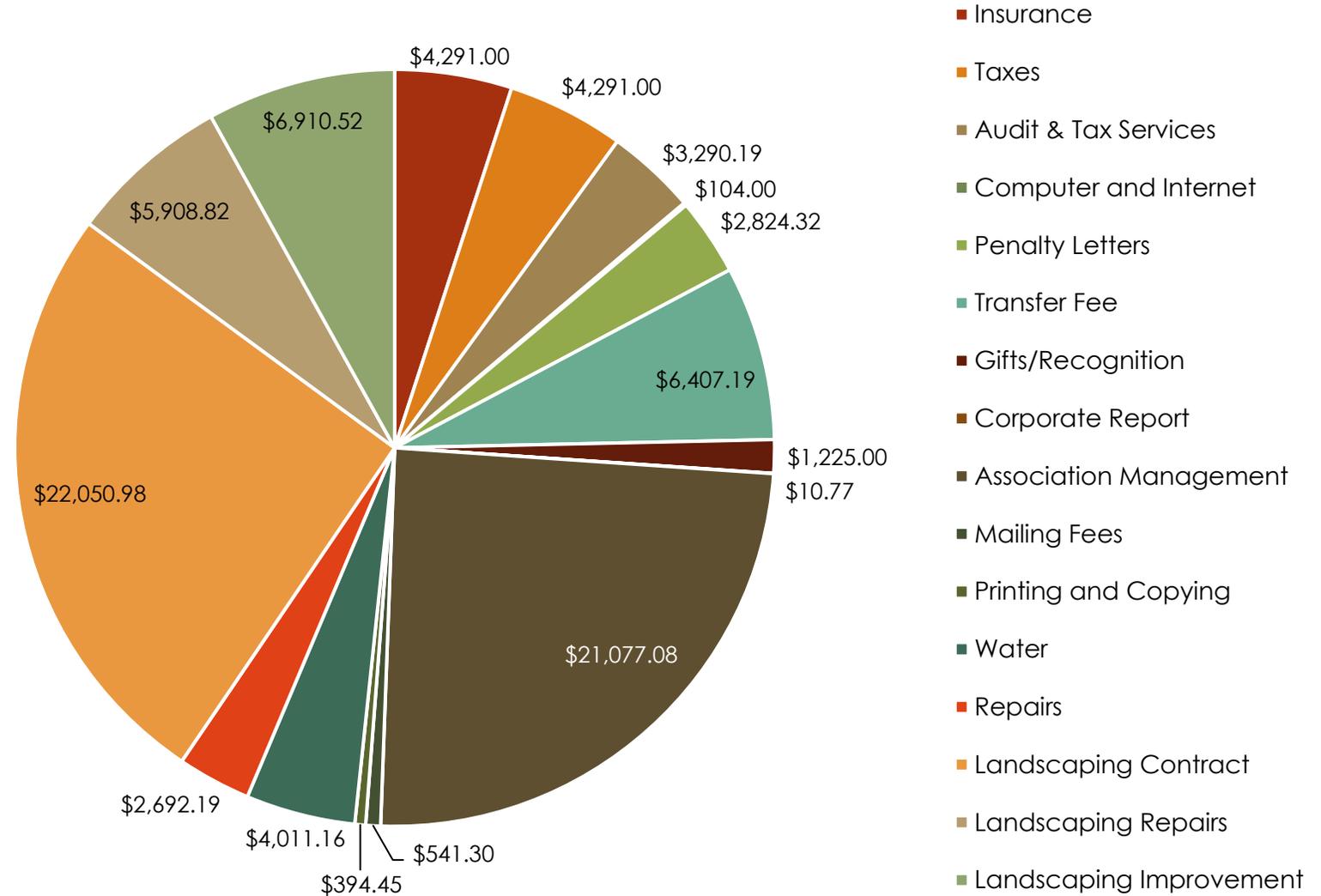
2023 Expense budget	2021 Budget	2022 Budget	2023 Budget
Total for administration	4,700	4,000	10,400
Total for attorney & legal	7,500	5,000	2,600
Bad debt write-off	2,500	2,500	3,000
Insurance	5,000	5,000	5,959
Total landscaping costs	68,600	65,000	118,100
Total Property mgmt	43,500	50,000	47,100
Water	5,000	5,000	7,500
Total for expenses	142,300	142,000	194,659
Estimated gross income	141,400	141,400	154,560
Net operating income	(1,900)	(1,600)	(40,099)

Finance

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HOA Spending	Expenses (Through 9/30/22)
Insurance	\$ 4,291.00
Taxes	\$ 4,291.00
Audit & Tax Services	\$ 3,290.19
Computer and Internet	\$ 104.00
Penalty Letters	\$ 2,824.32
Transfer Fee	\$ 6,407.19
Gifts/Recognition	\$ 1,225.00
Corporate Report	\$ 10.77
Association Management	\$ 21,077.08
Mailing Fees	\$ 541.30
Printing and Copying	\$ 394.45
Water	\$ 4,011.16
Repairs	\$ 2,692.19
Landscaping Contract	\$ 22,050.98
Landscaping Repairs	\$ 5,908.82
Landscaping Improvement	\$ 6,910.52

HOA Spending Expenses (Through 9/30/22)



Landscaping & Maintenance

- Team Members
 - John Currier, chair
 - Dubra Karnes-Padilla
 - Laura Trumbull
 - Vicki Black
 - Grace Faustino

Thank You!!!!!!

Landscaping

- Irrigation
- Wall Painting
- Trees, bushes, shrubs, flowers
- Yellowstone Contract
- Landscape maintenance schedule and maps available on the website: Homeowners Only, Committee Information

Approved Board Member Changes

- DD Lane, Board Chair (replaces Scott Templeton)
- Stephen Arguelles, Board Vice President
- Jack Emmons, Board Treasurer
- Nena Perkin, Board Secretary

Seven Bar North Voting

- Approval of 2023 HOA Annual Budget

Q&A

- ▶ Please submit your questions/feedback as Comments to this post.
 - ▶ The HOA Executive Council will monitor and respond

Backup Material

Budget

2023 Expense budget	2021 Budget	2022 Budget	2023 Budget
Administration			
Accounting	5,500	5,500	5,300
Business fees	200	500	500
Donations	1,000	1,000	1,100
Gifts/recognition	1,000	1,000	1,000
Website	2,500	1,500	2,500
Total for administration	4,700	4,000	10,400
Attorney & legal fees			
Collections	5,000	2,500	
Taxes			100
Lawsuit legal	2,500	2,500	2,500
Total for attorney & legal	7,500	5,000	2,600
Bad debt write-off	2,500	2,500	3,000
Insurance	5,000	5,000	5,959

2023 Expense budget	2021 Budget	2022 Budget	2023 Budget
Landscaping Costs			
Management contract	27,600	30,000	30,600
Repairs	10,000	5,000	7,500
Improvements	13,000	7,500	15,000
Irrigation lines upkeep	16,500	20,000	20,000
Landscaping maintenance	1,500	2,500	45,000
Total landscaping costs	68,600	65,000	118,100
Property management			
Liens	1,000	1,000	1,000
Mailing fees	500	2,000	600
Penalty letters	5,000	# 5,000	5,000
Printing & reproduction	2,000	3,000	3,000
Property mgmt fees	26,000	30,000	30,000
Transfer fees	9,000	9,000	7,500
Total Property mgmt	43,500	50,000	47,100
Water	5,000	5,000	7,500
Total for expenses	142,300	142,000	194,659
Estimated gross income	141,400	141,400	154,560
Net operating income	(1,900)	(1,600)	(40,099)

Landscape Maintenance 3 week rotation



Landscape Maintenance 4 week rotation

