

Renaissance in the Redlands HOA

Quarterly Meeting

Meeting Minutes

Redlands Community Center

Nov 15, 2021 @ 3:00 PM

Attendees:

- ✓ HOA Board Member President: David McInay
- ✓ HOA Board Member: Steve Fitzgerald
- ✓ HOA Board Member Treasurer: Richard Swingle
- ✓ HOA Board Member Vice-President: Tom Gunter
- ✓ HOA Board Member Secretary: Lonney Head

Agenda:

1. 2021 Budget update
2. 2022 draft Budget approval
3. Authorization to Heritage for 01/01/22 HOA dues w/annual meeting package
4. Annual meeting date - Tuesday, February 8, 2022 @ 6:00 PM?
5. Quarterly BOD meetings dates - Monday - May 9, Monday - August 8, Monday November 14th all @ 3:00 PM
6. Vendor invoices by 12/15/21
7. Front entrance maintenance
8. Deed violations
9. Renaissance 360 update
10. Redlands 360 update
11. New business

Meeting Minutes:

1. 2021 Budget update
 - a. Ref 2021 Budget

Renaissance in the Redlands Homeowners Association 2021

	2021 Budget	2021 Actuals 10/31/21	Variance
Income			
HOA Dues (77 homes)	\$23,100.00	\$23,100.00	\$0.00
Lien Fees Recovered	\$0.00	\$0.00	\$0.00
Violation Fines	\$0.00	\$100.00	\$100.00
Reimbursed Expense (Ren 360)	\$900.00	\$900.00	\$0.00
Net Dues Income	\$24,000.00	\$24,100.00	\$100.00
Other Income			
Interest on Bank Accounts	\$30.00	\$29.26	(\$0.74)
Late Fee	\$0.00	\$6.95	\$6.95
Total Income	\$24,030.00	\$24,136.21	\$106.21
Expense			
Weed Control	\$1,500.00	\$597.97	\$902.03
Landscape Maint - On Contract	\$3,720.00	\$3,201.20	\$518.80
Landscape Maint - Off Contract	\$3,000.00	\$700.00	\$2,300.00
Snow removal	\$600.00	\$0.00	\$600.00
Lien Processing Fees	\$0.00	\$0.00	\$0.00
Irrigation System Expense	\$400.00	\$0.00	\$400.00
Irrigation Water/Shares	\$2,800.00	\$2,800.00	\$0.00
Management	\$6,468.00	\$5,390.00	\$1,078.00
Insurance	\$460.00	\$436.00	\$24.00
Electricity	\$250.00	\$169.49	\$80.51
Postage / Mailing	\$700.00	\$655.18	\$44.82
Legal & Accounting	\$645.00	\$230.00	\$415.00
Taxes & Licenses	\$75.00	\$50.00	\$25.00
Meeting Expenses	\$300.00	\$50.00	\$250.00
Miscellaneous Exp (Nat night out)	\$150.00	\$0.00	\$150.00
Collection Fee	\$150.00	\$0.00	\$150.00
Reserve Study	\$0.00	\$0.00	\$0.00
Reserve 2021 Funding	\$1,550.00	\$1,550.00	\$0.00
Total Expense	\$22,768.00	\$15,829.84	\$6,938.16
Net Income	\$1,262.00		
Cash			
Cash in Checking Account - 10/31/21		\$13,753.06	
Reserve - Savings Cash 1 - 10/31/21		\$18,834.24	
Total Cash		\$32,587.30	

b. 2021 Year End Estimates

Renaissance in the Redlands Homeowners Association			
2021 Year End Estimates			
	2021 Budget	12/31/21 Estimate	Variance
Income			
HOA Dues (77 homes)	\$23,100.00	\$23,100.00	\$0.00
Lien Fees Recovered	\$0.00	\$0.00	\$0.00
Violation Fines	\$0.00	\$100.00	\$100.00
Reimbursed Expense (Ren 360)	\$900.00	\$900.00	\$0.00
Net Dues Income	\$24,000.00	\$24,100.00	\$100.00
Other Income			
Interest on Bank Accounts	\$30.00	\$29.26	(\$0.74)
Late Fee	\$0.00	\$6.95	\$6.95
Total Income	\$24,030.00	\$24,136.21	\$106.21
Expense			
Weed Control	\$1,500.00	\$597.97	\$902.03
Landscape Maint - On Contract	\$3,720.00	\$3,865.60	(\$145.60)
Landscape Maint - Off Contract	\$3,000.00	\$1,700.00	\$1,300.00
Snow removal	\$600.00	\$0.00	\$600.00
Lien Processing Fees	\$0.00	\$0.00	\$0.00
Irrigation System Expense	\$400.00	\$0.00	\$400.00
Irrigation Water/Shares	\$2,800.00	\$2,800.00	\$0.00
Management	\$6,468.00	\$6,508.50	(\$40.50)
Insurance	\$460.00	\$436.00	\$24.00
Electricity	\$250.00	\$210.00	\$40.00
Postage / Mailing	\$700.00	\$705.00	(\$5.00)
Legal & Accounting	\$645.00	\$230.00	\$415.00
Taxes & Licenses	\$75.00	\$50.00	\$25.00
Meeting Expenses	\$300.00	\$50.00	\$250.00
Miscellaneous Exp (Nat night out)	\$150.00	\$0.00	\$150.00
Collection Fee	\$150.00	\$0.00	\$150.00
Reserve Study	\$0.00	\$0.00	\$0.00
Reserve 2021 Funding	\$1,550.00	\$1,550.00	\$0.00
Total Expense	\$22,768.00	\$18,703.07	\$4,064.93
Net Income	\$1,262.00	\$5,433.14	
Cash			
Cash in Checking Account - 12/31/21 - estimated		\$10,845.16	
Reserve - Savings Cash 1 - 12/31/21		\$18,834.24	
Total Cash		\$29,679.40	

2. 2022 draft Budget approved:

Renaissance in the Redlands Homeowners Association					
2022					
	2021 Budget	2022 Proposed 11/11/21	Variance	Notes/Assumptions	2022
Income					
HOA Dues (77 homes)	\$23,100.00	\$23,100.00	\$0.00		\$300.00
Lien Fees Recovered	\$0.00	\$0.00	\$0.00		
Violation Fines	\$0.00	\$0.00	\$0.00		
Reimbursed Expense (Ren 360)	\$900.00	\$921.00	\$21.00	Water share \$200.00 * 2 * 2.1 - .15 Irrigation main	
Net Dues Income	\$24,000.00	\$24,021.00	\$21.00		
Other Income					
Interest on Bank Accounts	\$30.00	\$2.00	(\$28.00)		
Late Fee	\$0.00	\$0.00	\$0.00		
Total Income	\$24,030.00	\$24,023.00	(\$7.00)		
Expense					
Weed Control	\$1,500.00	\$1,500.00	\$0.00		
Landscape Maint - On Contract	\$3,720.00	\$4,185.00	(\$465.00)	Currently \$332.20 +5% increase	
Landscape Maint - Off Contract	\$3,000.00	\$3,000.00	\$0.00		
Snow removal	\$800.00	\$800.00	\$0.00		
Lien Processing Fees	\$0.00	\$0.00	\$0.00		
Irrigation System Expense	\$400.00	\$400.00	\$0.00		
Irrigation Water/Shares	\$2,800.00	\$2,870.00	(\$70.00)	\$5.00 increase per H2O Share	\$205.00
Management	\$6,468.00	\$6,468.00	\$0.00	09/14/21 - 2022 no fee increase	
Insurance	\$480.00	\$480.00	\$0.00		
Electricity	\$250.00	\$300.00	(\$50.00)	\$50.00 increase	
Postage / Mailing	\$700.00	\$800.00	(\$100.00)	Postage increase	
Legal & Accounting	\$645.00	\$645.00	\$0.00		
Taxes & Licenses	\$75.00	\$75.00	\$0.00		
Meeting Expenses	\$300.00	\$300.00	\$0.00		
Miscellaneous Exp (Nat night out)	\$150.00	\$150.00	\$0.00		
Collection Fee	\$150.00	\$150.00	\$0.00		
Reserve Study	\$0.00	\$0.00	\$0.00		
Reserve 2021 Funding	\$1,550.00	\$1,550.00	\$0.00		
Meeting Minutes	\$0.00	\$250.00	(\$250.00)	Est. cost for 3rd party	
Total Expense	\$22,768.00	\$23,703.00	(\$935.00)		
Net Income	\$1,262.00	\$320.00			
Cash					
Cash in Checking Account - 12/31/21 - estimated		\$10,845.16		Alpine Checking Account	
Reserve - Savings Cash 1 - 07/31/21		\$18,834.24			
Total Cash		\$29,679.40			

3. Authorization to Heritage for 01/01/22 HOA dues w/annual meeting package
 - a. BOD approved dues to remain at \$300 for 2022
 - b. December '21 actuals expected no later than 15 Jan '22
4. Annual meeting date - Tuesday, February 8, 2022 @ 6:00 PM confirmed
5. Quarterly BOD meetings dates - Monday - May 9, Monday - August 8, Monday November 14th all @ 3:00 PM confirmed
6. Vendor invoices will be requested by no later than 12/15/21
7. Front entrance maintenance

- a. Inspection of front entrance pillars shows weathering that may need repair and repainting – HOA board assessing, David and Steve are investigating
- 8. Deed violations
 - a. None.
- 9. Renaissance 360 update
 - a. Building continues with three houses completed and two additional lots for sale.
- 10. Redlands 360 update
 - a. Canyon Rim Road - 23 Road access (South of Renaissance Subdivision & West of Water tower) under construction with lot plans being laid out
 - b. Plateau area above and to the East of Renaissance Subdivision overall development plan is still under discussions with the City of Grand Junction – no progress since the last quarterly HOA Board meeting
 - c. Renaissance Subdivision Athens Way to Broadway thoroughfare will be opened up at some point in the future when the Redlands 360 development starts
- 11. New business
 - a. HOA Board plans to review the foliage growth in the storm drainage areas and wetlands area during the Winter months to evaluate any removal needs
 - b. HOA Board recognizes construction vehicles are consistently exceeding the subdivision speed limit (especially between the hours of 6:30-8:00 a.m. and 3:00-5:00 pm). Lonney took the action to report it to the Grand Junction City Police.