

McKinney Heights HOA Annual Meeting

March 31, 2014

Agenda

1. Roll Call / Certifying of Proxies
2. Proof of Notice of Meeting
3. Approval of Annual Meeting Minutes from 2013
4. Reports from Board of Director Members & Committees
5. Manager Report
6. By-Law Amendment
7. Board Election
8. Homeowner Questions/Comments
9. Adjournment

Finances

Balance Sheet

As of 12/31/13

Operating

Checking - Western Alliance	\$14,274.68
MMA - Western Alliance	\$184,707.56

Reserves

Reserve MMA - Bank of Nevada	\$148,521.53
CD2 (5/30/14) - .3% Interest Rate	\$25,000
CD2 (6/30/15) - .55% Interest Rate	\$25,000

Total: 397,503.77

Administrative Expenses

Management Fees - Meeting Expenses
Social Events - Mailings - Legal

2013 Budgeted: \$88,411

2013 Actual: \$90,878

2014 Budgeted: \$100,226

Non-Recurring Expenses

Capital Improvements - Transfer to Reserves

2013 Budgeted: \$75,000

2013 Actual: \$26,013

2014 Budgeted: \$113,000

Property Expenses

Landscaping - Property Maintenance - Lifeguards

2013 Budgeted: \$141,912

2013 Actual: \$165,914

2014 Budgeted: \$158,388

Taxes & Insurance

Property Taxes - Liability Insurance

2013 Budgeted: \$9,400

2013 Actual: \$9,716

2014 Budgeted: \$10,170

Utilities

Phone - Electric - Water

2013 Budgeted: \$32,120

2013 Actual: \$28,807

2014 Budgeted: \$31,520

Income

Assessments - Collections - Violations - Working Capital

2013 Budgeted: \$430,107

2013 Actual: \$493,421

2014 Budgeted: \$413,407

Totals

2013

Income: \$493,421
Expense: \$321,329
Saved: \$172,092

2014

Income: \$413,407
Expense: \$413,304
Saved: \$103

Finance Questions

2014 Pool Hours

Starting May 3

6am - 9am Early Morning Swim (18+ Only)

9am - 9pm Weekends Only

Starting May 24

6am - 9am Early Morning Swim (18+ Only)

9am - 9pm Tuesday - Sunday

Month of September

6am - 9am Early Morning Swim (18+ Only)

9am - 9pm Weekends Only

Lifeguards on Duty
12pm - 9pm on Weekdays
9am - 9pm on Weekends

September 29 - End of Pool Season

Capital Improvements

Recent Projects

Repair and Repaint Pool Deck

- Cost: \$16,182
- Status: Completed

Repair and Repaint Pool House

- Cost: \$13,220
- Status: Nearing Completion

Repair and Repaint Pool Fence

- Cost: \$5,699
- Status: Completed

Pavilion Maintenance

- Cost: \$1,450
- Status: Completed

Playground Updates

- Cost: \$18,608
- Status: Completed

Landscape Updates

- Cost: \$4,853
- Status: In Progress

Reseal and Re-Stripe Parking Lot

- Cost: \$7,686
- Status: Approved

Total Updates: \$68,012

Capital Improvements

Future Projects

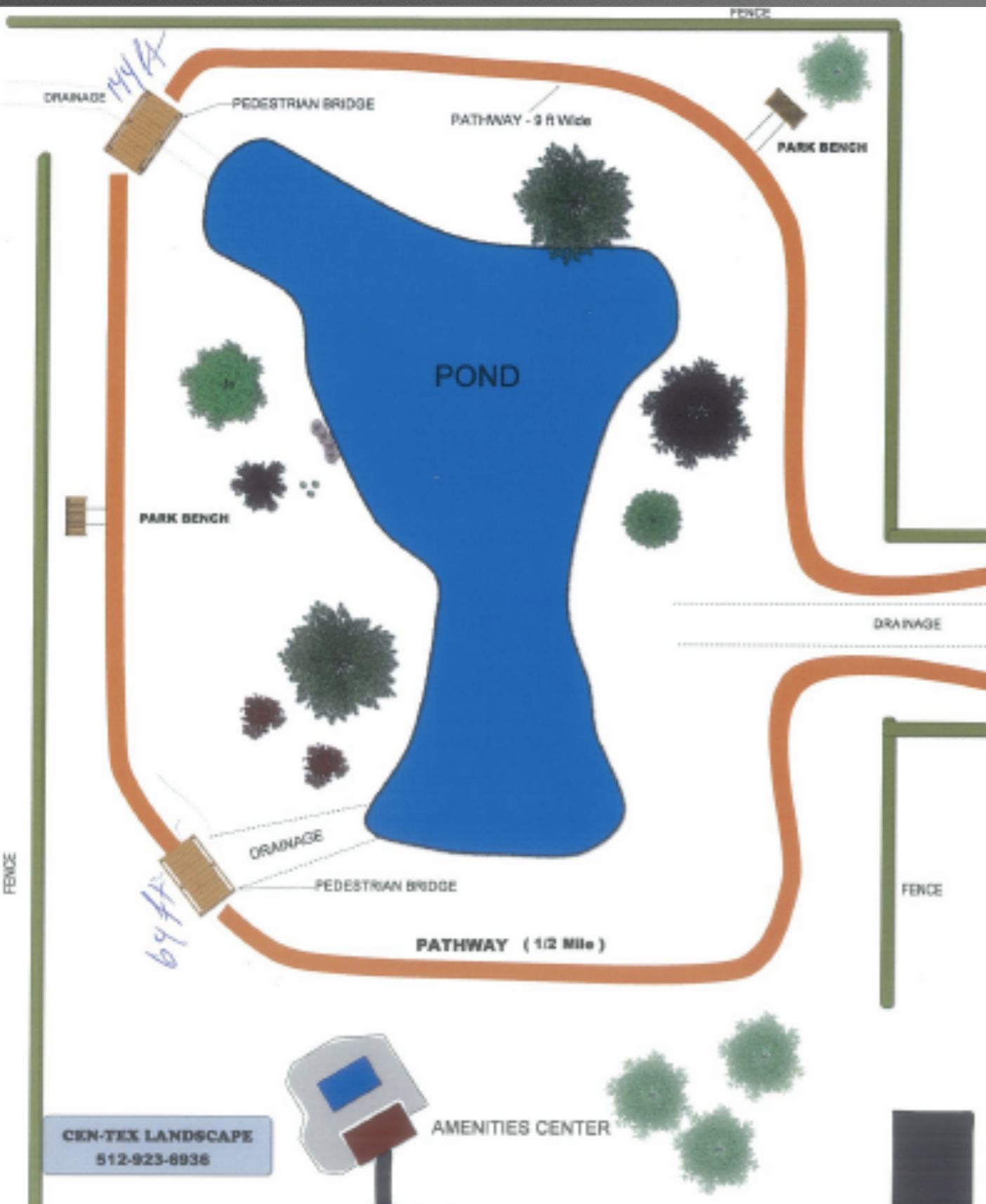
You Decide

Pond Walking Trail

Additional Playground

Enclosed Clubhouse

Pond Walking Trail



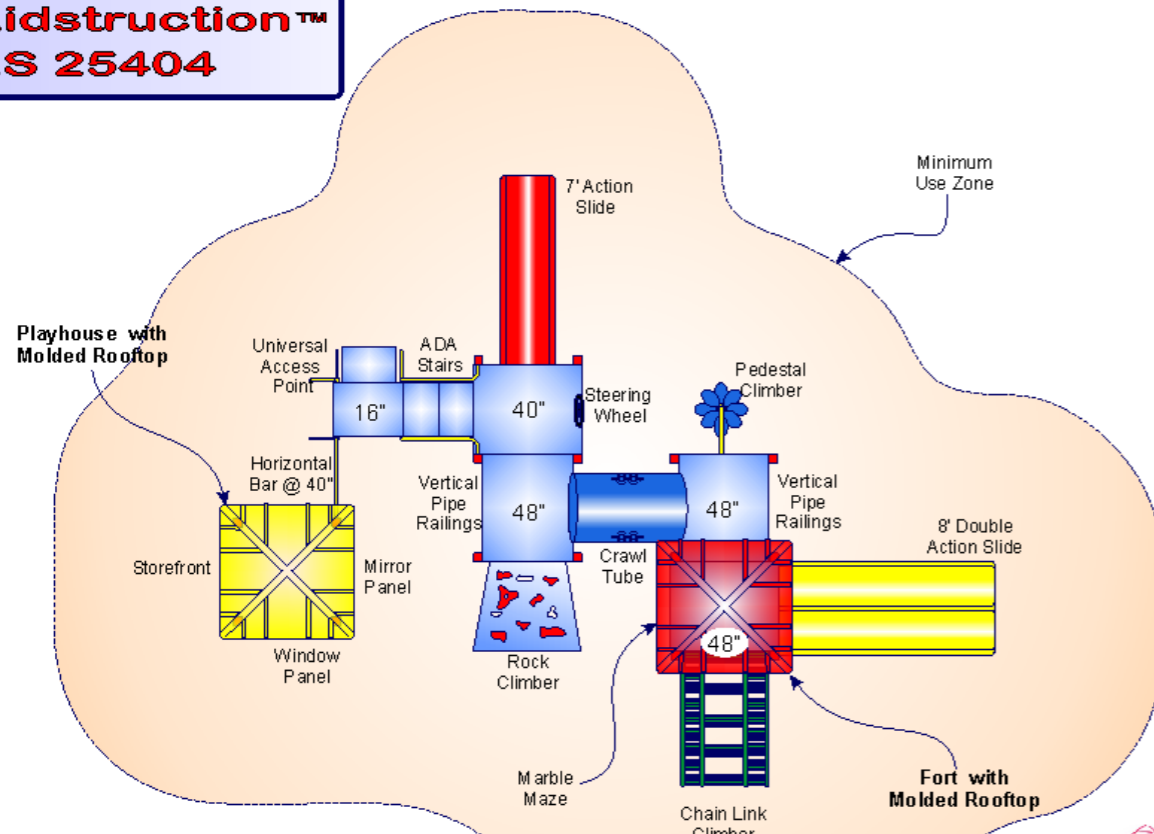
- Estimated Cost: \$100,000
- Details: 1/2 mile long, 9ft wide, 5 inches deep, with two pedestrian bridges over drainage areas.
- Timeline: Project would be completed by Spring 2015

Additional Playground

Kidstruction™
KS 25404

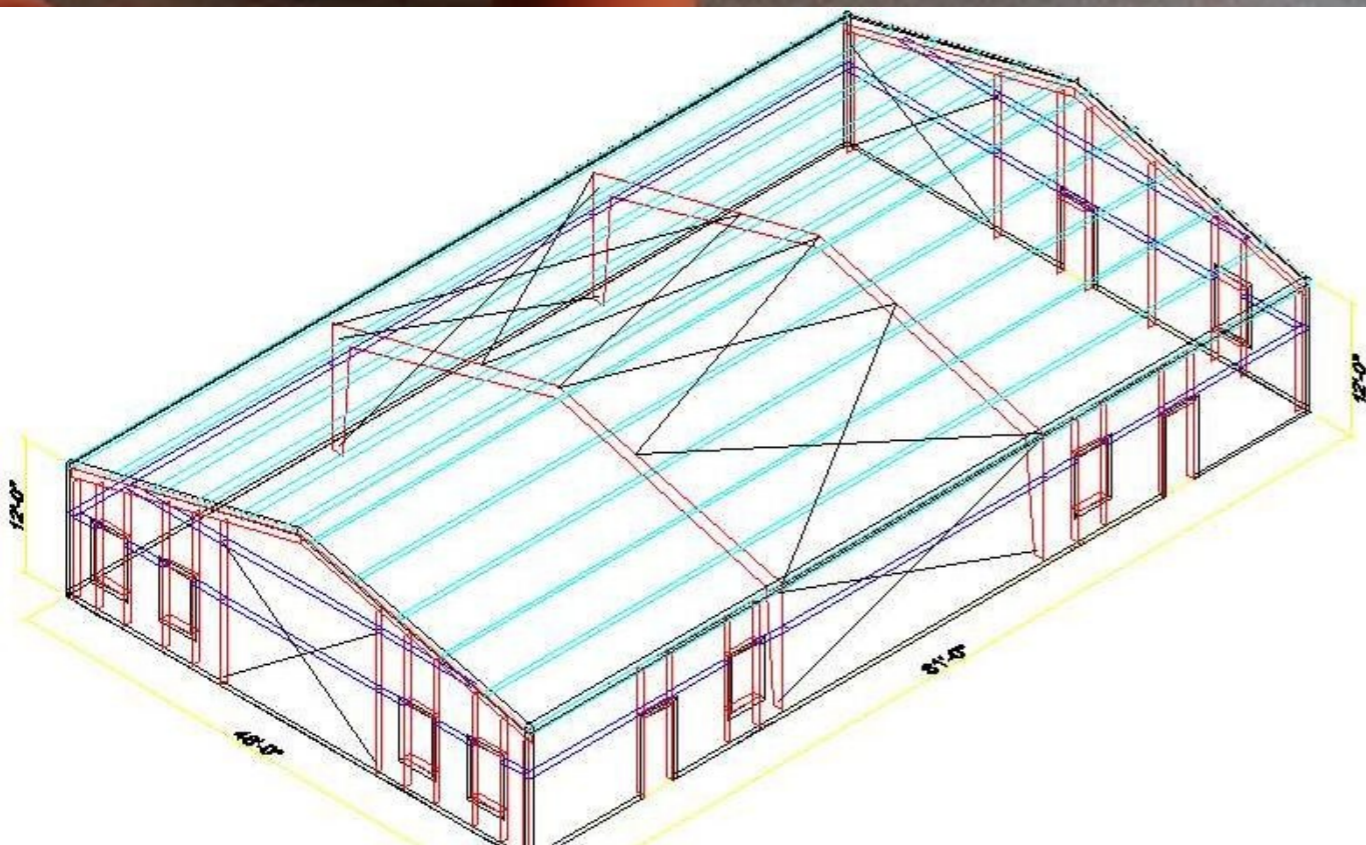


Kidstruction™
KS 25404



- Estimated Cost: \$23,000 (\$35,000 w/Shade Cover)
- Details: Designed for kids ages 2-5
- Timeline: 6-8 Weeks from date of approval

Enclosed Clubhouse



- Estimated Cost: \$200,000*
- Details: One large room, dividable into two, kitchen area and conference room.
- Timeline: 8-12 Months from approval.
- *Approval of this project is contingent upon funds from Springfield HOA

Questions

You Decide

Pond Walking Trail

Additional Playground

Enclosed Clubhouse

Committees

Events Committee

Chair: Mark Lenaburg

Vice Chair: Teresa Garza

Bonnie Sue Lovelace

Nick Pedersen

Cindy Ruddy

mckinneyheightsevents@gmail.com

Property Committee

Chair: June Browning

Vice Chair: Mark Taylor

Elaine Pozos

Anavel Carbajal

mckinneyheightsproperty@gmail.com

Other Needs

Finance Committee

Newsletter/Communications Committee

Neighborhood Watch Committee

Architectural Review Committee

Questions

Transition

Proposal: Move to 5 Member Board

3 Resident Board Members

+

2 retained by KB Homes until buildout

Board Election

Nominations from the Floor

Vote

Questions

Adjournment
Thank you for coming!