



Biltmore Annual Homeowners Meeting

April 27, 2013



Agenda

- **Call to Order, Verify Notice of Meeting and Establish Quorum**
- **Welcome and Introductions**
- **Financial Report**
- **Annual Report**
- **Adjournment**
- **General Discussion**





Welcome / Introductions

- **Welcome**

 - **Directors and Officers (through April, 2014)**
 - Randy Wills Director/President
 - Dan Pearse Director/Secretary
 - David Flores Director/Treasurer

 - **Yard of the Month Committee**
 - James Guibert
 - Carolyn Johnson
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Financial Report

	2012 Actual	2012 Budget	Budget Diff
Revenues			
Assessments	\$102,330.00	\$102,600.00	(\$270.00)
Other Revenue	\$1,325.00	\$1,275.00	\$50.00
Other Income	\$2,512.01	\$2,418.00	\$94.01
Total Revenue	\$106,167.01	\$106,293.00	(\$125.99)
Expenses			
Professional Fees	\$2,624.00	\$5,757.00	(\$3,133.00)
Misc Supplies	\$1,661.06	\$838.00	\$823.06
Insurance	\$7,094.76	\$7,050.00	\$44.76
Taxes	\$21.88	\$25.00	(\$3.12)
Other Misc	\$2,012.69	\$2,328.00	(\$315.31)
Community Activities	\$12,287.34	\$12,050.00	\$237.34
Utilities	\$14,810.33	\$14,500.00	\$310.33
Landscape Maintenance	\$24,217.93	\$21,240.00	\$2,977.93
Pool & Pavilion	\$15,332.72	\$15,485.00	(\$152.28)
Reserve Contribution	\$26,104.30	\$27,020.00	(\$915.70)
Total Expenses	\$106,167.01	\$106,293.00	(\$125.99)
Cash on Hand as of:	January 1, 2012		December 31, 2012
Operating Account	\$6,647.19		\$2,439.03
Non-Restricted Reserve	\$38,029.15		\$31,643.29
Restricted Reserve	\$139,082.91		\$177,417.09
Total	\$183,759.25		\$211,499.41

2012 Capital Expenditures



CAPITAL EXPENDITURES

Front Entrance Landscape	\$4,265.00
Front Entrance Lights	\$3,459.00
Front Entrance Sprinkler System	\$3,250.00
Pool/Area Repairs	\$2,394.00
Tennis Ct Lights Repair	
Refinish BR Floors	
Outlet for Video Cameras	
Shower Head Replacement	
Total Expenditures	\$13,368.00

Financial Report – 2013 Budget



REVENUE

Assessment Revenues	\$102,600.00
Other Revenue	\$1,575.00
Other Income	<u>\$2,470.00</u>
Total Revenue	\$106,645.00

EXPENSES

Professional Fees	\$5,755.00
Misc Supplies	\$990.00
Insurance	\$7,275.00
Taxes	\$25.00
Misc Charges	\$1,800.00
Community Activities	\$12,000.00
Landscape and Common Utilities	\$15,955.00
Landscape and Common Maint	\$12,740.00
Pool & Pavilion Gen Maintenance	\$24,665.00
Reserve Funding	\$25,440.00
Total Expenses	\$106,645.00

Net Profit/Loss **\$0.00**

Annual Report

■ Administration / Operations

- Insurance including Commercial Package, Excess Liability, and Directors & Officers was renewed
- 2012 Budget was prepared and adopted
- Annual Meeting was scheduled for April 27, 2013

■ Correspondence

- Twelve (12) ownership changes were made
- Twelve (12) Resale Certificates were issued

■ Maintenance / Improvement

- See *Capital Expenditures* page...



Annual Report - (continued)

■ Anticipated Expense items for 2013

- Repair Pool (complete)
- Tennis Court Fence and lights (underway)
- Landscape in Tennis Court Areas
- Fencing Around Pool Equipment
- Cabana Roof and Foundation
- Pool Deck Support
- Camera Monitoring Service
- Restripe Parking Lot
- Paint – fences, light poles, grill, etc
- Replace Benches, Chair Strapping
- General Common Area Maintenance (as necessary)



Annual Report - (continued)

▪ **Events – (We need volunteers to plan and host)**

- Easter Party – Sat Mar 24
- Pool Opening Party – Sat May 25
- Key Exchange – Sat Jun 29
- July 4th Parade – Thu Jul 4
- Summer Olympics – Sat Aug 17
- Adult Party – Casino Night – Sat Sep 21
- Turkey Fry – Wed Nov 20
- Holiday Party – Sun Dec 15

- Other?
 - Chili Cook Off
 - Community Garage Sales
 - ????

Annual Report - (continued)

■ **Yard of the Month Winners**

- | | | |
|-------------|--------------------------|-----------------|
| ➤ April | Mike and Debra Stepp | Sailmaker |
| ➤ May | James and Shelly Guibert | Worthington Way |
| ➤ June | Bruce and Debbie Robidou | Legendary |
| ➤ July | Daryl and Mary Weinrich | Talisman Trail |
| ➤ August | Lars and Bonnie Hovland | Worthington Way |
| ➤ September | Les and Marian Datesman | Sailmaker |



Volunteer Recognition

- **Thanks to all of you that supported our community in 2008.**

- **Special Thanks go to:**
 - Marcia Flores Holiday Parties
 - Domenic Balsamo Service
 - Sean Brehmer Turkey Fry
 - Virginia Carson Website and Communications
www.biltmorehoa.org

 - Deb Cooper-Stepp Facebook
<http://www.facebook.com/biltmore.hoa?fref=ts>

- **Ongoing Support Needed from you!**
 - Please see a board member for ways to assist

Adjournment and Open Discussion

- **Annual Meeting Adjourned**
- **Open Discussion**



Biltmore Annual Meeting

April 27, 2013



Thank You!

