



Biltmore Annual Homeowners Meeting



April 25, 2015





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, 2016)**
 - ▶ Dan Pearse Director/President
 - ▶ Dennis Boehmer Director/Vice President
 - ▶ David Flores Director/Treasurer
 - ▶ Thomas Schattner Vice Pres/Secretary

- **Website Manager & Communications**
 - ▶ Virginia Carson

- **Welcome Committee**
 - ▶ Jeanette Corder



Financial Report



	2014 Actual	2014 Budget	Budget Diff
Revenues			
Assessments	\$102,240.00	\$102,600.00	(\$360.00)
Other Revenue	\$1,925.00	\$1,800.00	\$125.00
Other Income	\$1,861.00	\$2,288.00	(\$427.00)
Total Revenue	\$106,026.00	\$106,688.00	(\$662.00)
Expenses			
Professional Fees	\$5,702.00	\$6,739.00	(\$1,037.00)
Misc Supplies	\$1,397.00	\$1,241.00	\$156.00
Insurance	\$7,272.00	\$7,305.00	(\$33.00)
Taxes	\$22.64	\$25.00	(\$2.36)
Other Misc	\$1,590.00	\$1,686.00	(\$96.00)
Community Activities	\$10,746.00	\$11,825.00	(\$1,079.00)
Utilities	\$13,950.00	\$13,875.00	\$75.00
Landscape Maintenance	\$16,350.00	\$12,740.00	\$3,610.00
Pool & Pavilion	\$23,044.00	\$19,692.00	\$3,352.00
Reserve Contribution	\$25,952.36	\$31,560.00	(\$5,607.64)
Total Expenses	\$106,026.00	\$106,688.00	(\$662.00)
Cash on Hand as of:	January 1, 2014		December 31, 2015
Operating Account	\$4,822.23		\$5,408.84
Non-Restricted Reserve	\$21,516.94		\$20,926.30
Restricted Reserve	\$198,668.29		\$224,204.52
Total	\$225,007.46		\$250,539.66

2014 Capital Expenditures



CAPITAL EXPENDITURES

Pool Pump Repairs	\$1,075
Pool Furniture Coverings	\$2,859
Repair/Paint Iron Fencing	\$1,195
Resurface Small Pool	\$2,500
Landscape	\$2,728
Other Pool/Area Repairs	\$2,625
Termite Spot Treatment	
Bathroom Repairs	
Sign Repair	
Camera Replacement	
Total Expenditures	\$12,982



Financial Report – 2015 Budget

Total Revenue \$106,671.00

EXPENSES

Professional Fees	\$4,259.00
Misc Supplies	\$975.00
Insurance	\$7,375.00
Taxes	\$25.00
Misc Charges	\$1,785.00
Community Activities	\$11,825.00
Landscape and Common Utilities	\$14,100.00
Landscape and Common Maint	\$18,940.00
Pool & Pavilion Gen Maintenance	\$39,437.00

Reserve Funding \$7,950.00

Total Expenses \$106,671.00

Net Profit/Loss \$0.00

Annual Report

■ **Administration / Operations**

- Insurance including Commercial Package, Excess Liability, and Directors & Officers was renewed
- 2015 Budget was prepared and adopted
- Annual Meeting was scheduled for April 25, 2015

■ **Correspondence**

- Fifteen (14) ownership changes were made
- Fifteen (14) resale certificates issued

■ **Maintenance / Improvement**

- *See Capital Expenditures page...*



Annual Report - (continued)

- **Anticipated Expense items for 2015**
 - ▶ Landscape in Pool and Tennis Areas (Continue)
 - ▶ Bathroom Remodeling
 - ▶ Tennis Court Resurface
 - ▶ Sprinkler Systems – Evaluation & Modifications
 - ▶ Remodel Pool Shade Structures
 - ▶ General Common Area Maintenance (as necessary)



Annual Report - (continued)

■ Events – (We need volunteers to plan and host)

- Easter Party – Sun March 29th
- Annual Meeting – Sat April 25th
- Community Garage Sale – Sat May 2nd
- Pool Opening Party – Sat May 30th
- Key Exchange – Sat Jun 27
- July 4th Parade – Friday Jul 4th (Need Volunteers)
- Summer Olympics/End of Summer Party – Sat Aug 22nd
- Adult Party –Casino Night – Sat Sep 19th
- Community Garage Sale – Sat Oct 10th
- Turkey Fry – Wed Nov 25th
- Holiday Party – Sat Dec 12
- Other?
 - Chili Cook Off
 - ????

Annual Report - (continued)

- **Yard of the Month Winners**

- | | | |
|-------------|-----------------------------|-----------------|
| ▶ May | Peter Jenny | Coach House |
| ▶ June | Teresa Roach | Campstone Dr |
| ▶ July | Elisabeth Gray | Worthington Way |
| ▶ September | Remington & Jennifer Taylor | Worthington Way |



Volunteer Recognition

- **Thanks to all of you that supported our community in 2014.**

- **Special Thanks go to:**

- | | |
|--------------------|----------------------------|
| ➤ Marcia Flores | Holiday Parties |
| ➤ Thomas Schattner | Service |
| ➤ Domenic Balsamo | Service |
| ➤ Jim Lovelace | Turkey Fry |
| ➤ Virginia Carson | Website and Communications |

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- **Ongoing Support Needed from you!**

- Please see a board member for ways to assist



Adjournment and Open Discussion

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





Thank You!

