



Biltmore Annual Homeowners Meeting



April 22, 2017





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, 2018)**
 - ▶ Dan Pearse Director/President
 - ▶ Dennis Boehmer Director/Vice President
 - ▶ David Flores Director/Treasurer
 - ▶ Thomas Schattner Vice Pres/Secretary

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



Financial Report

	2016 Actuals	2016 Budget	Budget Diff
Revenues			
Assessments	\$103,190.73	\$102,600.00	\$590.73
Other Revenue	\$3,850.00	\$2,575.00	\$1,275.00
Other Income	\$1,465.81	\$1,893.00	(\$427.19)
Total Revenue	\$108,506.54	\$107,068.00	\$1,438.54
Expenses			
Professional Fees	\$1,880.50	\$4,329.00	(\$2,448.50)
Misc Supplies	\$1,388.86	\$1,300.00	\$88.86
Insurance	\$7,609.00	\$7,775.00	(\$166.00)
Taxes	\$22.07	\$25.00	(\$2.93)
Other Misc	\$1,177.00	\$1,782.00	(\$605.00)
Community Activities	\$14,808.77	\$12,360.00	\$2,448.77
Utilities	\$12,827.03	\$13,950.00	(\$1,122.97)
Landscape Maintenance	\$12,935.00	\$15,940.00	(\$3,005.00)
Pool & Pavilion	\$93,553.10	\$62,405.00	\$31,148.10
Reserve Contribution	\$0.00	\$0.00	\$0.00
Total Expenses	\$146,201.33	\$119,866.00	\$26,335.33
Cash on Hand as of:	Jan. 1, 2016		Dec. 31, 2016
Operating Account	\$6,693.88		\$4,360.18
Non-Restricted Reserve	\$42,597.62		\$16,679.71
Restricted Reserve	\$230,077.87		\$220,530.41
Total	\$279,369.37		\$241,570.30



2016 Capital Expenditures

CAPITAL EXPENDITURES

Pool Area Repairs	
Trusses & Columns	\$17,528
Pool Sails	\$17,250
Resurfacing Pool	\$12,965
Bathroom Remodeling	\$14,869
Carryover	
Other Pool/Area Repairs	\$6,760
Leak Check, Lamps/Covers	
Pump Motor, Electrical	
Total Expenditures	\$69,372

Biltmore Annual Meeting

Financial Report – 2017 Budget



REVENUE

Assessment Revenues	\$102,600.00
Other Revenue	\$2,700.00
Other Income	<u>\$2,482.00</u>
Total Revenue	\$107,068.00

EXPENSES

Professional Fees	\$5,197.00
Misc Supplies	\$1,250.00
Insurance	\$7,685.00
Taxes	\$25.00
Misc Charges	\$1,782.00
Community Activities	\$15,200.00
Landscape and Common Utilities	\$13,925.00
Landscape and Common Maint	\$15,940.00
Pool & Pavilion Gen Maintenance	\$30,555.00
Reserve Funding	\$15,509.00
Total Expenses	\$107,068.00

Annual Report

■ Administration / Operations

- Insurance including Commercial Package, Excess Liability, and Directors & Officers was renewed
- 2017 Budget was prepared and adopted
- Annual Meeting was scheduled for April 22, 2017

■ Correspondence

- Twenty Five (25) ownership changes were made
- Twenty Five (25) resale certificates issued

■ Maintenance / Improvement

- *See Capital Expenditures page...*



Annual Report - (continued)

- **Anticipated Expense items for 2017**
 - ▶ Landscape in Pool and Tennis Areas (Continue)
 - ▶ Sprinkler Systems – Evaluation & Modifications
 - ▶ Resurface Tennis Courts
 - ▶ General Common Area Maintenance (as necessary)
 - ▶ Repair and Paint Wrought Iron Fence
- Paint Cabana & Replace light fixtures/fans



Annual Report - (continued)

- **Events – (We need volunteers to plan and host)**
 - Easter Party – Sat April 8th
 - Annual Meeting – Sat April 22th
 - Pool Opening Party – Sat May 27
 - Key Exchange – Sat Jun 24
 - July 4th Parade – Tuesday Jul 4th (Need Volunteers)
 - Summer Olympics/End of Summer Party – Sat Aug 26th
 - Adult Party –Casino Night – Sat Sep 16th
 - Turkey Fry – Wed Nov 22nd
 - Holiday Party – Sat Dec 9th
 - Other?
 - Chili Cook Off



Annual Report - (continued)

- **Yard of the Month Winners**

- ▶ June Jim Ruestmann 3625 Campstone Dr
- ▶ July Randy Rosenbaum 3605 Worthington Way
- ▶ Aug Bruce Robidou 3712 Legendary Ln
- ▶ Sep Holmes Bannon 3608 Campstone Dr





Volunteer Recognition

- **Thanks to all of you that supported our community in 2016**

- **Special Thanks go to:**

- | | |
|----------------------|----------------------------|
| ➤ Marcia Flores | Holiday Parties |
| ➤ Caroline Schattner | Easter Egg Hunt |
| ➤ Heather Hopper | Community Garage Sale |
| ➤ Jim Lovelace | Turkey Fry |
| ➤ Virginia Carson | Website and Communications |
| ➤ Chris Long | Lawn of Month Committee |

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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!

