



Hermitage Hills Home Owner's Association

Fall 2015 Resident Meeting

**Please be courteous to others and
mute all cell phone ringers.**

Agenda

- Welcome and Introduction
- State of the subdivision
- Financial reports
- Ballot Items
- Questions and Answers
- Conclusion
- Collection of Ballots

State of the Subdivision

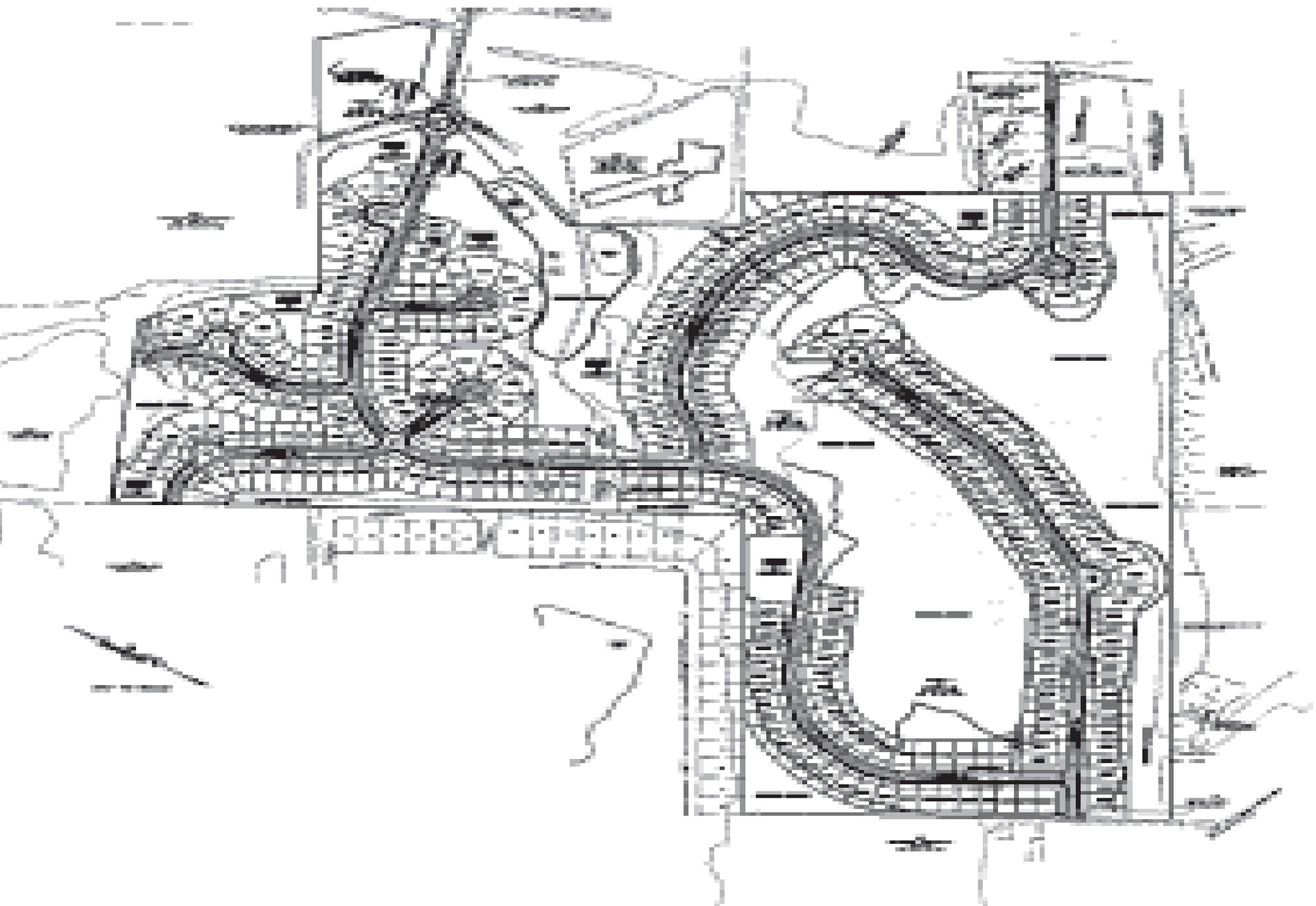
Lake and Common Grounds:

- The spillway of the dam is in very bad shape. It's too deteriorated to repair and will need to be replaced.
- The lake itself is almost completely full of silt from years of run-off from upstream.
- Our goal is to dredge the lake and replace the spill way in the next 2-3 years. Funds will come from the administrative budget.

State of the Subdivision Continued

Winding Bluffs:

- New subdivision located east and southeast of HH.
- 320 homes
- Developer is McBride and Sons
- 2 access points, both off of Highway 141
- No access points on Saline Rd



State of the Subdivision (Cont)

Snow plowing: Snow plowing is a 2 tier plan

- Tier 1 = For light snow falls, only steep hills and entrances will be salted and plowed.
- Tier 2 = For heavy snow falls, most paved roads will be plowed
- Some roads cannot be plowed because either the hills are too steep, or the condition of the road is too bad for the plowing equipment to operate.

State of the Subdivision (Cont)

- 3 new trustees were appointed to fill vacancies left by resignations
- The website was revised and updated in Feb.
- The majority of road repairs funds (\$15K) were used to repair lower Summerland Drive.
- Pothole patching was completed in June, cost was \$7,500.

State of the Subdivision (Cont)

NID Update:

- Trustees met with a lawyer specializing in NIDS in June.
- Currently working on contacting county representatives to determine if NIDs are feasible.
- Next step is updating the road study and creating petition.

State of the Subdivision Continued

Assessments:

- 2015 Assessments were mailed out on May 1st, 2013. A 2nd bill was mailed out July 1st to any unpaid account that included the overdue penalties. The 2nd collection period expired on August 31st.
- A third billing will go out with a 30 day deadline. After that unpaid assessments will immediately go to collections.
- For 2015 the percentage of lots paid so far is 85.2%

State of the Subdivision Continued

- The HOA has contracted Consumer Collection Management, Inc. for the collection of unpaid assessments.
- 60 lots in collections, including 19 undeveloped lots.
- To date CCM has collected over \$16,000.00 in unpaid assessments of which 2/3 (over \$12,000.00) has been paid to the HOA.

State of the Subdivision Continued

- The HOA will continue to work with any owner who contacts us to make payment arrangements.
- Any unpaid overdue assessments for 2015 will be turned over to CCM in October.

State of the Subdivision Continued

- The HOA will be renting a tractor with an articulated brush hog to clear brush in the common grounds.
- Funding will come from the administrative budget.
- If time allows we will also use it to trim back brush encroaching on the roads.
- Timeline is to do it after the leaves fall off the trees.

State of the Subdivision Continued

- The trustees have recruited DCS Waste Systems to provide trash service in the subdivision.
- DCS will charge based on the number of homes using their service: 0-99: \$15.87 per month, 100-199: \$15.00 per month, 200-300: \$14.50 per month.
- DCS also uses smaller, lighter trucks causing less damage to the roads.

State of the Subdivision Continued

- HOA has adopted a business calendar running from May 1st to April 30th of every year.
- Saline Rd will be under construction from Northwest Blvd to the St Louis County line next 12 to 14 months.
- Project includes removing and replacing existing pavement and widening roadway.
- Expect periodic closures and detours.

2015 Assessment Revenues

		INCOME & EXPENSE STATEMENT		
		2014		
Beginning Bank Balance from 2013				\$21,482.41
<u>INCOME</u>				
		<u>General Assessment</u>		
		<u>Fund</u>	<u>Street Assessment Fund</u>	<u>Past Due Collections</u>
Deposits	January	\$50.00	\$100.00	\$398.59
Deposits	February	\$0.00	\$0.00	\$591.99
Deposits	March	\$0.00	\$0.00	\$1,623.29
Deposits	April	\$100.00	\$200.00	\$1,052.10
Deposits	May	\$4,200.00	\$7,329.01	\$1,313.26
Deposits	June	\$5,125.00	\$10,598.58	\$353.31
Deposits	July	\$3,275.00	\$7,195.93	\$150.07
Deposits	August	\$600.00	\$1,551.15	\$217.11
Deposits	September	\$475.00	\$386.16	\$0.00
Deposits	October			
Deposits	November			
Deposits	December			
Total Income		\$13,825.00	\$27,360.83	\$5,699.72

2014 Expenses

<u>Administrative Budget Expenses</u>				
		<u>2014 Amount</u>	<u>2013 Budgeted Amount</u>	<u>Delta</u>
Legal Fees		\$0.00	\$3,500.00	\$3,500.00
Legal Judgement		\$11,350.00	\$5,900.00	-\$5,450.00
Office Expenses		\$532.88	\$1,200.00	\$667.12
Website		\$469.78	\$0.00	-\$469.78
Postage		\$490.00	\$1,200.00	\$710.00
Street Lights		\$0.00	\$150.00	\$150.00
P.O. Box		\$80.00	\$80.00	\$0.00
Miscellaneous		\$284.32	\$1,000.00	\$715.68
Insurance		\$1,099.00	\$1,100.00	\$1.00
Lake Maintenance		\$0.00	\$500.00	\$500.00
Common Ground Maintenance		\$1,252.64	\$2,000.00	\$747.36
General Meeting		\$0.00	\$400.00	\$400.00
Emergency Fund		\$0.00	\$1,598.00	\$1,598.00
Refund		\$250.00	\$0.00	-\$250.00
Total Admin Expenses		\$15,808.62	\$18,628.00	\$2,819.38
<u>Street Budget Expenses</u>				
			<u>2013 Budgeted Amount</u>	<u>Delta</u>
Road Repair		\$11,250.00	\$17,600.00	\$6,350.00
Snow Removal		\$14,170.00	\$10,000.00	-\$4,170.00
Neighborhood Improvement District		\$0.00	\$5,000.00	\$5,000.00
Total Street Expenses		\$25,420.00	\$32,600.00	\$7,180.00

2015 Admin. Assessment Budget

Administrative Assessment will remain at \$50.00 per lot, so the vote is simply to approve the budget. The HOA would collect \$20,150 (403 lots x \$50) at 100% collection rate. Any funds remaining from 2015 will be carried over to 2016 and would be in consideration for 2016's budget.

EXPENSES	Expenses: Year- JAN 1 2014 to MAY 1 ST	Expenses: Year- MAY 1 ST To-Date	2015 Administrative Budget	2016 Administrative Assessment Budget
	2015	(8/19/15)		
Legal Fees	\$1,016.25	\$21.25	\$5,000.00	\$2,000.00
Legal Judgment	\$11,350.00	\$0.00	\$0.00	\$0.00
Office Expenses	\$703.34	\$463.66	\$1,500.00	\$1,500.00
Website	\$469.78	\$0.00	\$350.00	\$350.00
Postage	\$607.60	\$294.00	\$1,150.00	\$1,150.00
Street Lights	\$136.00	\$0.00	\$200.00	\$200.00
P.O. Box	\$160.00	\$0.00	\$80.00	\$80.00
Miscellaneous	\$314.27	\$84.75	\$1,000.00	\$1,000.00
Refund	\$250.00	\$0.00	\$0.00	\$0.00
Insurance	\$2,199.00	\$0.00	\$1,400.00	\$1,400.00
Common Ground/Lake Maintenance	\$1,582.64	\$1,260.00	\$2,750.00	\$7,750.00
General Meeting	\$190.00	\$19.19	\$400.00	\$400.00
Emergency Fund	\$0.00	\$0.00	\$6,320	\$4,220.00
Total	\$18,978.88	\$2,142.85	\$20,150.00	\$20,150.00

2016 Street Assessment Budget

The proposed 2016 Road Maintenance Assessment will remain at \$125.00 per lot ,so the vote is simply to approve the budget. This assessment will only be applied to the lots within the subdivision that receive the benefits of the street repair, maintenance, and snow removal. The HOA would collect \$42,625 (341 lots x \$125) at 100% collection rate. Any funds remaining from 2016 will be carried over to 2017 and would be in consideration for 2017's budget.

EXPENSES	<u>Expenses: Year- JAN 1 2014 to MAY 1ST 2015</u>	<u>Expenses: Year-MAY 1ST To-Date (8/19/15)</u>	<u>2015 Street Assessment Budget</u>	<u>2016 Street Assessment Budget</u>
Road Repair	\$11,841.61	\$23,615.50	\$31,625.00(est.)	\$27,625.00(est.)
Snow Removal	\$20,180.00	\$5,660.00	\$10,000.00	\$15,000.00
Neighborhood Improvement District (NID)	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$32,021.61	\$29,275.50	\$42,625.00	\$42,625.00

Ballot Items

Item #1: Approval of the 2016 Administrative Assessment and Budget.

- The assessment level is the same, but the indentures require a vote to approve the budget.

Ballot Items (cont)

Item #2: Approval of the 2016 Road Maintenance Assessment and Budget.

- The assessment level is the same, but the indentures require a vote to approve the budget.

Ballot Items (cont)

2 Volunteers Needed for Ballot Count:

- We will schedule a date to do the official ballot count and validation. This usually takes an average of 90 minutes.
- Please notify one of the Board members if you are able to help out.
- Plan is to count them next Monday evening.

Questions and Answers

- Please be respectful of others point of view
- We have a limited amount of time remaining, if we don't get to your question, leave it with us and we will answer it
- A copy of all questions and answers will be provided to all lot owners along with the election results via the website and the next newsletter.