

**WELCOME TO THE
VILLAGE AT PILOT MILL
ANNUAL HOA MEETING**

NOVEMBER 17, 2015

Agenda



- Establish a Quorum
- Call to Order
- Introduce 2015 HOA Board Members
- Accept Minutes of Previous Meeting*
- Update from Person Street Partnership (Philip Bernard)
- Update from RPD's Community Officer
- Review Current State of the VAPM Home Owners Association
- Review and Ratify 2016 Annual Budget
- Committee Reports
- Board of Directors Election – 2 Seats
- New Business
- Adjourn

NOTE: There will be a meeting of the Board of Directors immediately following the Annual Meeting to elect officers of the Association.

Person Street Partnership



Presenting: Philip Bernard

RPD Update



Community Officer

Review Current State



2015 proved to be a stable year for our community with no significant events adversely affecting our community. Some highlights and accomplishments from the Board:

- ◉ We are in good financial shape – operating at 2015 budget level for the year. Biff Eller will present the financials and 2016 budget.
- ◉ Gloomy Scale issue update: This disease affected the trees lining the streets in the neighborhood. Treatment began in 2014 and concluded in 2015 and is expected to save the majority of the trees. The board also approved replacement of some missing trees in the common areas and that work has begun.
- ◉ 2015 was the year of solar panels and gutters. Both of which require formal Architectural Committee review and approval!
- ◉ Paint stop sign posts and removed faded alley signs – approved, work needs to be done.
- ◉ Delinquent account update (As of 10/31/2015)
 - One household is delinquent in the amount of \$3700. Appropriate legal action has been taken by the Board resulting in minimal recovery to date.
 - One household has worked out a payment catch up plan to avoid lien placement. Total due is \$548.

Review Current State



Other interesting notes and observations:

- ◉ Home prices in our community continue to be on the rise as people seek out our community when looking for a home. 7 homes have turned over this year and none are currently on the market. ASP = \$435,300.
- ◉ We have averaged very moderate HOA dues increases over the years and will not propose any increase in 2015. Our low HOA dues are a selling point for our community.
- ◉ As our community ages, we face some expected challenges with items such as irrigation, landscaping & paving and we are in a good position to address these items as needed. (More detail to come from Biff Eller)
- ◉ Similarly, homeowners will need to take more care as some of landscaping elements are outgrowing their placement. Trees and shrubs that are 10 – 15 years old may be too big for their location now. Please ensure your landscaping is not growing into or onto your neighbor's home or yard or covering up street lighting!

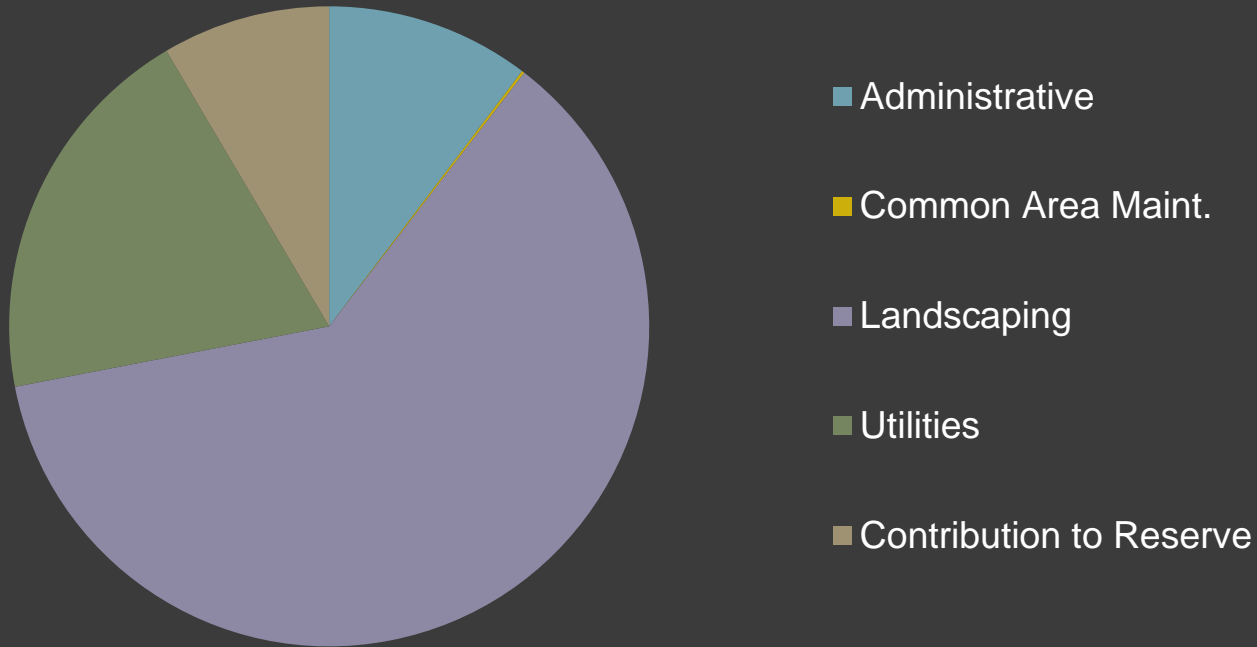
Review and Ratify Budget

- Biff Eller will now present



Expense Overview

2015 Year-To-Date Actual Expenses (Thru 10/31)



● Administrative	\$9,292
● Common Area Maint.	\$118
● Landscaping	\$55,486
● Utilities	\$17,613
● Contribution to Reserve	\$7,659

Detailed Budget Review



The Village at Pilot Mill Homeowners Association, Inc						
Account	Description	2015 Budget	2015 Projected	2016 Budget	Notes	
Operating Accounts						
Income Accounts						
Association Income						
40-4000-00	Homeowner Assessments	\$103,000.00	\$103,000.00	\$103,000.00	A	
Interest Income						
41-4110-00	Interest	\$88.00	\$89.11	\$100.00		
Legal and Collections						
43-4310-00	Late Fees/Finance Charges	\$470.00	\$195.00	\$195.00		
43-4315-00	Demand Letters	\$114.00	\$114.00	\$114.00		
43-4330-00	Foreclosure	\$60.00	\$0.00	\$0.00		
Income Accounts Total		\$103,732.00	\$103,398.11	\$103,409.00		
Expense Accounts						
Administrative Expenses						
50-5010-00	Management Fee	\$8,040.00	\$8,040.00	\$8,040.00	B	
50-5020-00	Accounting - Audit/Tax Returns	\$175.00	\$175.00	\$175.00		
50-5100-00	Insurance	\$1,000.00	\$935.00	\$935.00		
50-5125-00	Postage/Copies/Mailings	\$425.00	\$338.97	\$425.00		
50-5130-00	Record Retention	\$132.00	\$131.00	\$132.00		
50-5135-00	Website	\$0.00	\$257.48	\$144.00		
Legal and Collections						
51-5150-00	15 Day Notice/Late Fee Admin.	\$125.00	\$40.00	\$75.00		
51-5151-00	Demand Letters	\$38.00	\$114.00	\$114.00		
51-5153-00	Liens	\$250.00	\$165.00	\$165.00		
51-5155-00	Foreclosure Expenses	\$60.00	\$0.00	\$0.00		
51-5190-00	Bad Debt Expense	\$1,500.00	\$307.17	\$1,000.00	C	
51-5200-00	General Legal Matters	\$200.00	\$0.00	\$0.00		
Utilities						
63-6330-00	Electricity	\$10,200.00	\$10,169.96	\$10,200.00		
63-6365-00	Water	\$10,000.00	\$9,897.02	\$10,000.00		
Grounds Maintenance						
70-7000-00	Grounds Maintenance Contract	\$43,240.00	\$43,512.00	\$43,512.00		
70-7010-00	Grounds Non-Contract	\$5,500.00	\$4,602.27	\$4,000.00		
70-7015-00	Mulching (General Community)	\$7,000.00	\$8,500.00	\$10,000.00	D	
70-7050-00	Tree service	\$0.00	\$3,850.00	\$0.00		
70-7060-00	Irrigation	\$6,000.00	\$2,955.00	\$4,755.00	E	
Common Area Maintenance						
80-8000-00	General Maintenance & Repairs	\$550.00	\$318.23	\$400.00		
Reserve Fund Contribution						
95-9500-00	Reserve Fund Contribution	\$9,100.00	\$9,159.38	\$9,100.00	F	
Expense Accounts Total		\$103,535.00	\$103,467.48	\$103,172.00		
Operating Accounts Net		\$197.00	-\$69.37	\$237.00		

Note A: No increase in HOA dues recommended

Note B: No increase in management fee

Note C: In keeping with past budgets, one year's unpaid HOA dues as Bad Debt

Note D: Increased to \$10,000 for better quality mulch

Note E: Includes \$1,800 for 3 new rain sensors

Note F: Reserve Contribution stays at current level, \$750 per month

Committee Reports



- ⦿ Architectural – Page Povolny
- ⦿ Community Watch – Stephan Kiefer
- ⦿ Landscape – John Klekner
- ⦿ Social – Chris Kalinowski



Village at Pilot Mill Architectural Committee

Chair: Page Povolny

Committee Members: any volunteers?

Architecture Review Forms are available on our community website (www.pilotmillonline.com).



Village at Pilot Mill Community Watch (CW) Committee

Chair: Stephan Kiefer

Committee Members: Hope Ethington,
David Hesselberth, Molly Lyons, Karen Salamon,
and Robert Winchester

Protecting the alleys since 2013



Village at Pilot Mill Landscape Committee

Chair: John Klekner

Committee Members: any volunteers?

Landscape guidelines are available on our
community website (www.pilotmillonline.com).

Landscape Committee: 2015 in Review



Issues addressed by the Landscape Committee include:

- Gloomy Scale Remediation Efforts: concluded with good results
- Cherry Tree and Maple Tree replacements completed but new ones identified
- Ongoing effort to notify homeowners of overgrown/unkempt lots
- Ongoing replenishment of Doggie Bags 😊



Village at Pilot Mill Social Committee

Chair: Chris Kalinowski

Committee Members: Molly Anderson, Beth Fields,
Ellan Maynard, Laura Donnelly, Walter Teague

Village at Pilot Mill Social Committee: Upcoming Events



VAPM Holiday Party: Saturday, December 19 (6:00 – 10:30)
RSVP to: ckalinowski15@gmail.com

For more event information: Stay tuned to Google Group emails, Facebook and website

Any other suggestions welcomed!

Village at Pilot Mill Communications



Facebook Page: [The Village at Pilot Mill](#)

Community Website: www.Pilotmillonline.com

GoogleGroup Emails: contact Marty or Robert Winchester if you need to update your info or be added

Neighborhood Directory: see Beth Fields (fields1@gmail.com) to update your info or be added

NextDoor: see the bigger neighborhood picture when you join Mordecai ND

Board Elections



- Our Bylaws state that each board seat lasts two years. We established a rotating schedule such that each year either two or three seats are up for election. This year, we have two seats available – those currently held by Dotty Foley and Bijal Gami.
- At this time, we will accept nominations from the floor.

Time to Vote



New Business



?

Thank You



- Please consider joining a committee!
- Have a cookie.
- See you in November 2016.