

# Village at Pilot Mill

**Virtual Annual Homeowners Association Meeting    Nov. 16, 2021**



Thanks for being part of the neighborhood!

# Annual Meeting Agenda

Call to Order

Introduction of Current and New HOA Board of Directors

Call for Subcommittee Members

Architecture Guidelines

Landscaping Updates

Common Area Survey

Results of President's Meeting

Budget presentation/Dues Increase

Question/Answer period

Adjournment

# 2021 HOA Board of Directors

**Kenzie Rakes, President**

**Bill Lynch, Vice President**

**Stephan Kiefer, Treasurer**

**Russ Swindell, Secretary**

**Walter Teague, Member at Large**

# 2022 HOA Board of Directors

**The votes are in!**  
Please Welcome  
Our Two New Board  
Members:  
**John Monti**  
&  
**Margaret Henderson**

They will join  
Stephan Kiefer, Bill  
Lynch, and Walter  
Teague as your  
Board of Directors  
for 2022.

***Thank You to  
Everyone Who  
Voted***

# Call for Subcommittee Volunteers!

## VAPM Subcommittees

- Social Committee
- Landscape Committee
- Architecture Committee

## Why Volunteer for a Committee?

- Safeguard Property Value
- Help Fellow Residents
- Solve Problems
- Meet New People

**Simply put, volunteers make the Village at Pilot Mill a better place to live.**

# Architectural Guidelines

## Why Have Architectural Guidelines



Architectural Guidelines provide details that are not well covered in the CC&R



Establish policies and procedures for alterations, modifications and improvements to a homeowners' property



Help homeowners with the submission of request and the committee with approving requests



Guidelines are available for homeowners to submit comments at [VAPM.ACC@gmail.com](mailto:VAPM.ACC@gmail.com)



These guidelines will be posted on the website, and we hope that they will be a valuable resource for the Community.

# Landscaping



## Red Maples

We are continuing to replace trees; 12 were removed including 3 cherry trees.  
We are meeting with an arborist to identify, and rank order diseased trees; they will be marked with paint



## Tree Removal

Removal of four large diseased trees in the Blount St. alley at the cost of \$8,020.  
Two more trees in that area are in need of evaluation



2022, the Board will work on landscaping guidelines, similar to the Architecture Guidelines



Mulching & Seeding were completed

# Need for Survey

**The Board proposes to have a survey of the common areas done. We think this is necessary due to several issues:**

Little by Little Daycare area

We are maintaining property that may not be HOA property: Upkeep of the green space around the parking lot in between Harp and Haynes Streets, and tree replacement

There are blurred property lines; homeowners have used HOA property. New owners were unaware of this, and it has created issues for new homeowners

Berms on N. Blount alley and along the RR tracks; trees on N. Blount St



# Meeting of the Past and Present Presidents

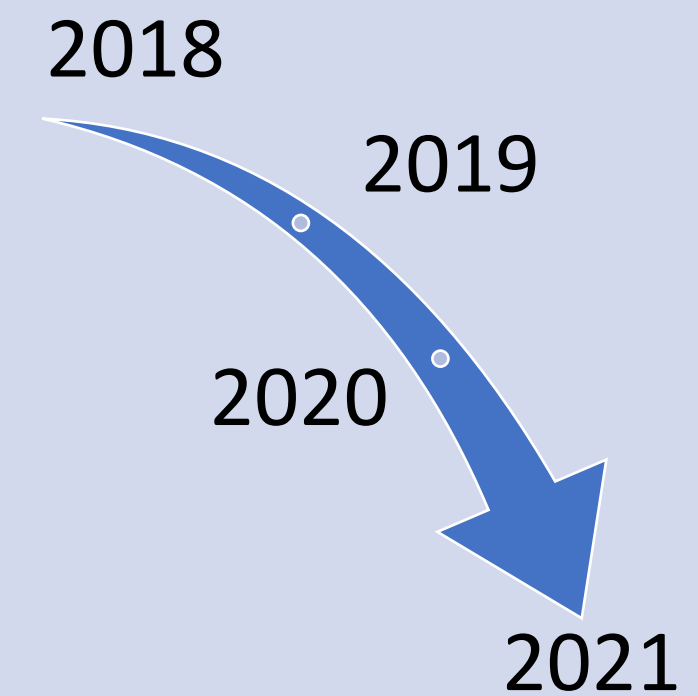
## Consensus items:



# State of the Reserve Fund

Reserve Fund balance is trending in the wrong direction

- 2018 - \$78,170 / \$9200
- 2019 - \$77,525 / \$9200
- 2020 - \$65,1175 / \$150
- 2021 - \$48,657 / \$0



Factors that have contributed to the sharp decline in the reserve fund

- Unplanned tree removal
- Aging irrigation system
- A budget that doesn't support our monthly operating expenses

**We need to contribute to the Reserve Fund**

# State of the Reserve Fund

## Why the need for a growing Reserve Fund

- Long term expenses, such as...
  - Maintaining irrigation system
  - Tree issues, planned and unplanned
  - Alley way repaving
  - The unexpected

## What has been done to turn the trend around

- Realign Budget
- Introduce minimal increase to HOA assessment

A growing Reserve Fund provides a strong safety net for our community

**The Village at Pilot Mill Homeowners Association, Inc**

Description	2021 Budget	2021 Actual	2021 Remaining	2021 Projected	2022 Budget
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**Operating Accounts**

**Income Accounts**

<b>Association Income</b>					
Homeowner Assessments	\$113,300.00	\$113,300.00	\$0.00	\$113,300.00	\$133,900.00
<b>Interest Income</b>					
Interest	\$165.00	\$49.38	\$27.50	\$76.88	\$45.00
<b>Legal and Collections</b>					
Late Fees/Finance Charges	\$115.00	\$255.00	\$19.20	\$274.20	\$0.00
<b>Misc Income</b>					
Transfer from Reserves	\$10,000.00	\$16,570.91	\$1,666.70	\$18,237.61	\$0.00
<b>Income Accounts Total</b>	<b>\$123,580.00</b>	<b>\$130,175.29</b>	<b>\$1,713.40</b>	<b>\$131,888.69</b>	<b>\$133,945.00</b>

**Expense Accounts**

<b>Adminstrative Expenses</b>					
Management Fee	\$8,040.00	\$6,700.00	\$1,340.00	\$8,040.00	\$8,040.00
Accounting - Audit/Tax Return	\$200.00	\$200.00	\$33.30	\$233.30	\$240.00
Insurance	\$975.00	\$971.00	\$0.00	\$971.00	\$1,006.72
Postage/Copies/Mailings	\$930.00	\$944.18	\$155.00	\$1,099.18	\$1,200.00
Record Retention	\$191.00	\$169.00	\$31.80	\$200.80	\$215.00
Website	\$163.00	\$576.19	\$27.20	\$603.39	\$576.19
<b>Legal and Collections</b>					
15 Day Notice/Late Fee Admin	\$100.00	\$50.00	\$16.70	\$66.70	\$80.00
Bad Debt Expense	\$130.00	\$0.00	\$21.70	\$21.70	\$0.00
General Legal Matters	\$225.00	\$5,842.50	\$37.50	\$5,880.00	\$10,000.00
<b>Utilities</b>					
Electricity	\$10,536.00	\$7,675.96	\$1,756.00	\$9,431.96	\$11,000.00
Water	\$11,238.96	\$8,413.03	\$1,873.16	\$10,286.19	\$12,000.00
<b>Grounds Maintenance</b>					
Grounds Maintenance Contract	\$45,612.00	\$38,355.30	\$7,602.00	\$45,957.30	\$45,612.00
Grounds Non-Contract	\$1,701.00	\$1,244.79	\$283.50	\$1,528.29	\$6,000.00
Mulching (General Community)	\$17,000.00	\$17,200.00	\$2,833.30	\$20,033.30	\$3,000.00
Tree service	\$10,000.00	\$22,095.00	\$1,666.70	\$23,761.70	\$20,000.00
Irrigation	\$7,287.00	\$8,972.76	\$1,214.50	\$10,187.26	\$9,000.00
<b>Common Area Maintenance</b>					
General Maintenance & Repair	\$100.00	\$0.00	\$16.70	\$16.70	\$100.00
<b>Non-Operating Expenses</b>					
Social Committee	\$1,126.00	\$0.00	\$187.70	\$187.70	\$1,000.00
<b>Reserve Fund Contribution</b>					
Reserve Fund Contribution	\$9,000.00	\$0.00	\$1,500.00	\$1,500.00	\$3,798.00
<b>Expense Accounts Total</b>	<b>\$124,554.96</b>	<b>\$119,409.71</b>	<b>\$20,596.76</b>	<b>\$140,006.47</b>	<b>\$132,867.91</b>
<b>Operating Accounts</b>	<b>-\$974.96</b>	<b>\$10,765.58</b>	<b>-\$18,883.36</b>	<b>-\$8,117.78</b>	<b>\$1,077.09</b>

