



HOA 2019 Annual Meeting
Tuesday, April 30, 2019

Agenda

- Welcome
- Board Member Introductions
- 2018 Accomplishments
- Cash Reserve Planning
- 2018 Financials - 2019 Budget/Goals
- Election of New Board Members
- New Business/Discussion

2018 Board Members

- | | |
|-------------------|-----------|
| ▪ Karlyn Jones | President |
| ▪ Lynda Bradley | Member |
| ▪ Mike Romanowski | Member |
| ▪ Eric Frech | Member |
| ▪ Joan Bisciotti | Treasurer |

2018 Accomplishments

- **Commons Area Updates**

- Maintenance of commons area storm/pond system
- Continue maintenance with mowing, fertilization, tree trimming
- Winter street plowing and salting service
- Poplar Road entrance decorations
- New mulch for islands

- **Resident Directory; Updated, Printed and Distributed**

- **Spring Clean-Up**

- **Road Initiative – continue to plan for subdivision roads cracks/dips improvements in near future**

Catch Basin Update

▪ Catch Basin Deterioration

- Service request # 169342 filed with Wayne county to get these addressed.
- Initial request 7/2017
- Added Catch Basins at 16272 Oak Forest Court 3/2019
- Marked for repair 3/2019
- Added Catch Basin Between 16290/16305 Aspen Valley 4/2019
- Tentative repair date: TBD (as of 4/30/2019)



2019 Establish a Road Committee

▪ Seeking Volunteers for a Road Committee

- Establish plan for the roads and maintenance
- Understand the current conditions and status of Northville Hills Road Project
- Funding options
- Update road repair and replacement quotes

▪ Initial Road Condition Status

- Set up a road walk for all concerned to walk the roads and report cracks, catch basin deterioration, potholes, etc.
- Mark up Sub map/photograph to keep track of impacted areas and existing service requests
- Potential to do this yearly in combination with the spring cleanup

▪ Catch Basin deterioration – Service request # 169342 filed with Wayne county to get these addressed. Request status – Open

▪ Poplar Road Repair (trench) = Service Request# 206195 filed with Wayne County. Request status – Open.

Road Committee

- **NH road notes**

- Report indicates that the total cost of replacement is > \$10,200,000
- They have 9.3 miles of roads and do not include Poplar in their plan
- Simple math → \$1,100,000 per mile
- Total repair plan is > \$3,000,000
- Road Repair phased over 10 years at \$300,000 per year for 10 years
- Dues increases over the next 10 years to fund the road repairs (\$1500 - \$2150)

- **Work with township and county to determine if we can secure some funding similar to NH**

Reserve Planning Estimates

2019

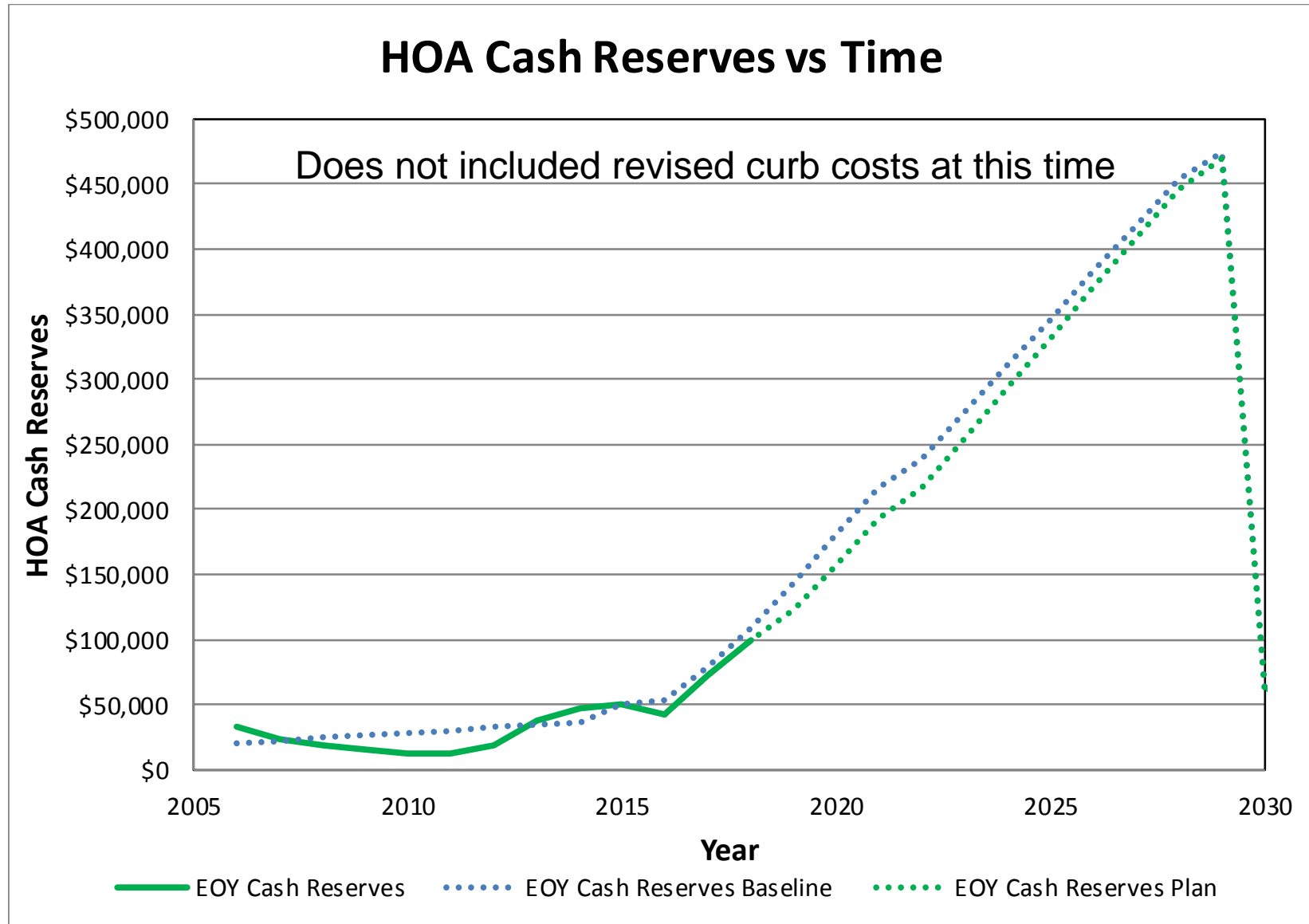
- Storm Drain / Pond System
 - 2018 Maintenance \$3,750
 - Drain system connects each homes sump pump to the storm drain system
 - If the storm drain gets damaged or plugged, sump pumps will not be able to properly discharge water. This could lead to water in your basement.
 - Additional \$2,000 yearly maintenance required for future budgets

- Road Crack Sealing - postponed in 2018
 - 2019 Plan includes \$9,000 road maintenance project

Planning Assumptions

- Mailbox maintenance and updates
 - Use current quote of \$11,000 (2015) → Next update in 2022
 - Calculate future value using 2% inflation and 7 year cycle
- Dues inflation set to 1%
- Annual inflation set to 2% for costs
 - Reserves estimates at 15 and 45 years
- Road Estimates consider the following (2015 quote, 2030 replacement)
 - 15 years to mill / re-pave, 30 Years for the next iteration
 - Companies estimated future cost at 2% inflation
 - Recommend 100% funding at mid quote \$333,500
 - Use special assessments to cover variances in quotes received in 15 years
- Curb update (2019)
 - Original quote included only 745 ft of curb replacement (0.08 miles)
 - Roads – 1.2 miles x 2 sides x 5280 ft/mile = 12672 total linear feet
 - Cost to replace 745ft - \$33,800, 12672ft - \$587,600
 - Decide how to proceed → midpoint total \$900,000 or \$1,217,000 in 2030

Reserve Planning Estimates



Reserve Planning Estimates

Does not included revised curb costs at this time

Meeting Date	Year Ending	Actual Income	Actual Expense	Special Expense	Net Cash Flow	CD's	EOY Bank Total	EOY Cash Reserves	Cash Reserve Target	Special Assess / Other	Actual Dues	Projected Dues	Annual % Increase
2007	2006	\$19,200.72	\$15,912.27		\$3,288.45	\$12,500.00	\$20,197.78	\$32,697.78	\$20,000	\$540.72	\$239	\$239	0.00%
2008	2007	\$18,260.84	\$27,584.51		-\$9,323.67	\$13,000.00	\$10,874.11	\$23,874.11	\$22,080	\$500.00	\$228	\$228	-4.82%
2009	2008	\$43,493.56	\$48,366.89		-\$4,873.33	\$13,026.87	\$6,000.78	\$19,027.65	\$24,160	\$16,989.56	\$340	\$340	49.23%
2010	2009	\$26,855.99	\$31,863.27		-\$5,007.28	\$13,771.32	\$993.50	\$14,764.82	\$26,240	\$335.99	\$340	\$340	0.06%
2011	2010	\$28,080.00	\$31,274.95		-\$3,194.95	\$13,851.64	-\$2,201.45	\$11,650.19	\$28,320	\$0.00	\$360	\$360	5.88%
2012	2011	\$29,735.00	\$28,564.93		\$1,170.07	\$0.00	\$12,820.26	\$12,820.26	\$30,400	\$94.00	\$380	\$380	5.56%
2013	2012	\$30,810.00	\$24,341.10		\$6,468.90	\$0.00	\$19,289.16	\$19,289.16	\$32,480		\$395	\$395	3.94%
2014	2013	\$37,440.00	\$19,588.57		\$17,851.43	\$0.00	\$37,140.59	\$37,140.59	\$34,560		\$480	\$480	21.52%
2015	2014	\$38,660.00	\$29,196.46		\$9,463.54	\$0.00	\$46,604.13	\$46,604.13	\$36,640	\$50.00	\$495	\$495	3.13%
2016	2015	\$42,900.00	\$39,465.37		\$3,434.63	\$0.00	\$50,038.76	\$50,038.76	\$50,089	\$50.00	\$550	\$550	11.11%
2017	2016	\$45,240.00	\$31,288.51	\$22,000	-\$8,048.51	\$0.00	\$41,990.25	\$41,990.25	\$53,735	\$99.29	\$580	\$580	5.45%
2018	2017	\$56,550.00	\$26,875.90		\$29,674.10	\$0.00	\$71,664.35	\$71,664.35	\$79,175	\$125.00	\$725	\$725	25.00%
2019	2018	\$60,918.00	\$34,017.58		\$26,900.42	\$0.00	\$98,564.77	\$98,564.77	\$109,212	\$50.00	\$781	\$781	7.67%
2020	2019	\$66,690.00	\$33,936.00	\$9,000	\$23,754.00	\$0.00		\$0.00	\$143,838		\$855	\$855	9.57%
2021	2020	\$68,640.04	\$34,614.72		\$34,025.32	\$0.00		\$0.00	\$179,928			\$880	2.89%
2022	2021	\$70,962.92	\$35,307.01		\$35,655.91	\$0.00		\$0.00	\$215,915			\$910	3.38%
2023	2022	\$73,290.32	\$36,013.15	\$12,636	\$24,641.62	\$0.00		\$0.00	\$239,157			\$940	3.28%
2024	2023	\$74,852.40	\$36,733.42		\$38,118.98	\$0.00		\$0.00	\$275,163			\$960	2.13%
2025	2024	\$75,628.95	\$37,468.09		\$38,160.86	\$0.00		\$0.00	\$311,046			\$970	1.04%
2026	2025	\$76,410.14	\$38,217.45		\$38,192.69	\$0.00		\$0.00	\$346,799			\$980	1.03%
2027	2026	\$77,196.02	\$38,981.80		\$38,214.23	\$0.00		\$0.00	\$382,415			\$990	1.03%
2028	2027	\$77,986.64	\$39,761.43		\$38,225.21	\$0.00		\$0.00	\$417,886			\$1,000	1.02%
2029	2028	\$78,782.05	\$40,556.66		\$38,225.39	\$0.00		\$0.00	\$453,204			\$1,010	1.02%
2030	2029	\$79,582.29	\$41,367.79	\$14,514	\$23,700.23	\$0.00		\$0.00	\$473,848	\$0.00		\$1,020	1.02%
2031	2030	\$80,695.71	\$42,195.15	\$450,000	-\$411,499.44	\$0.00		\$0.00	\$59,146			\$1,035	1.40%

Future Planning

- What other items to plan for?
 - Road Sign Replacement (in 2016 it was \$1170 per sign)
 - Path Repairs
 - Commons Sidewalks
 - Major Bridge Repairs
 - Other ideas / suggestions?



- Investment strategy for reserve money > \$50K

Treasurer Reports

Treasurer Reports

■ Mar 2019 Report →

The Woodlands South Homeowners Association		
P.O. Box 700611		
Plymouth, MI 48170		
Financial Statement		
Mar-19		
Cash in Citizens Bank as of Mar. 01, 2019	Available Cash	159,339.83
Revenue	Annual HOA Dues	
	Interest - Savings	1.29
	Other 1	
	Other 2	
	Total Revenue	1.29
Expenses		
	Poplar & Oak Forest Pavement Patch (Woodman)	87.24
	Cincinnati Insurance Co	2,551.00
	Executive Landscape	2,830.00
	Total Expenses	5,468.24
Ending Balance		153,872.88
	Checking	2,693.32
	Savings	151,179.56
	Total	153,872.88

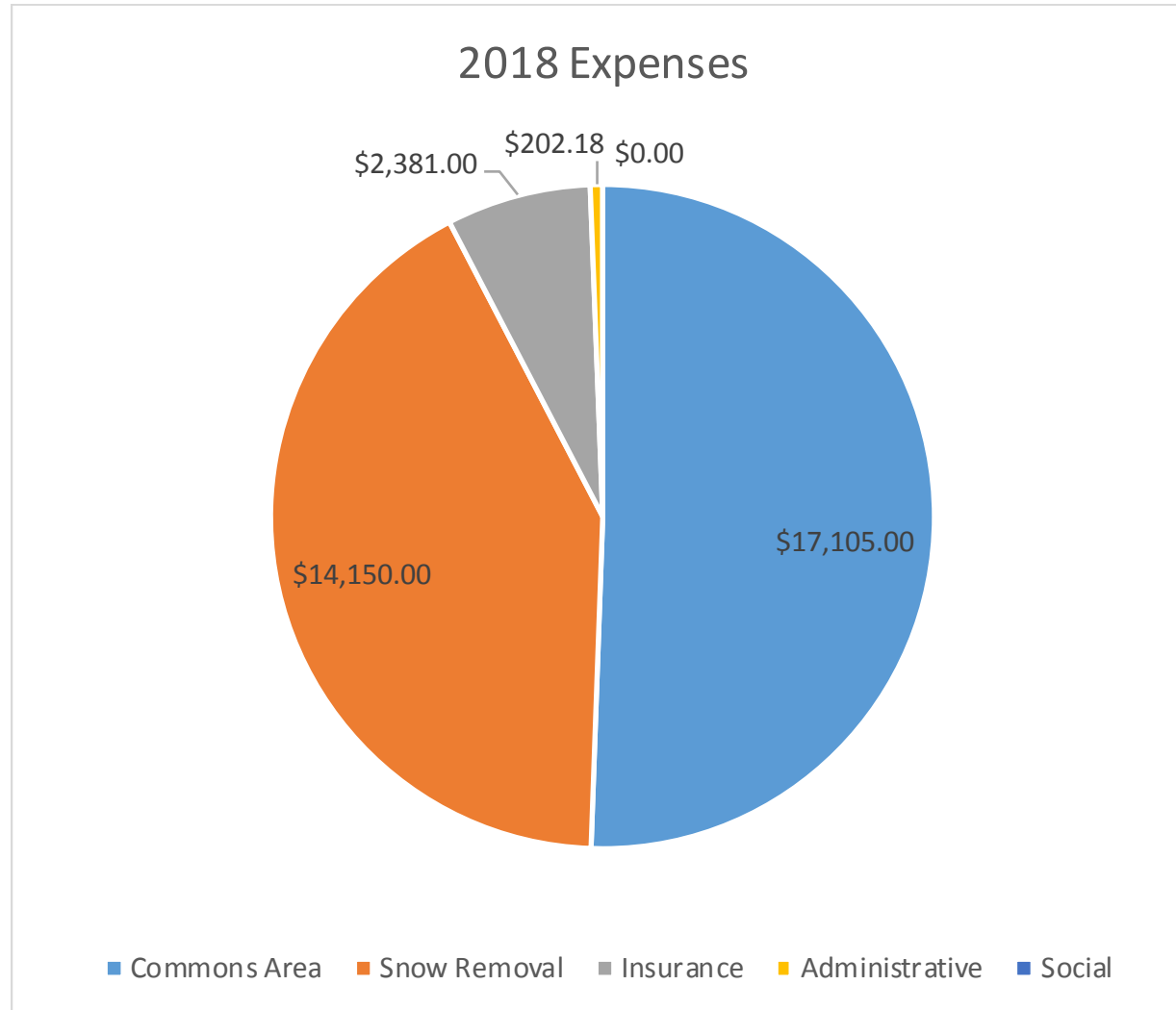
2018 Budget Performance

	2018		2018
	Budget	Actual	Delta
INCOME			
2018 Assessments	\$60,918	\$60,918	\$0
Late Fees / Refunds		\$50	-\$50
Total Income		\$60,968	

EXPENSES

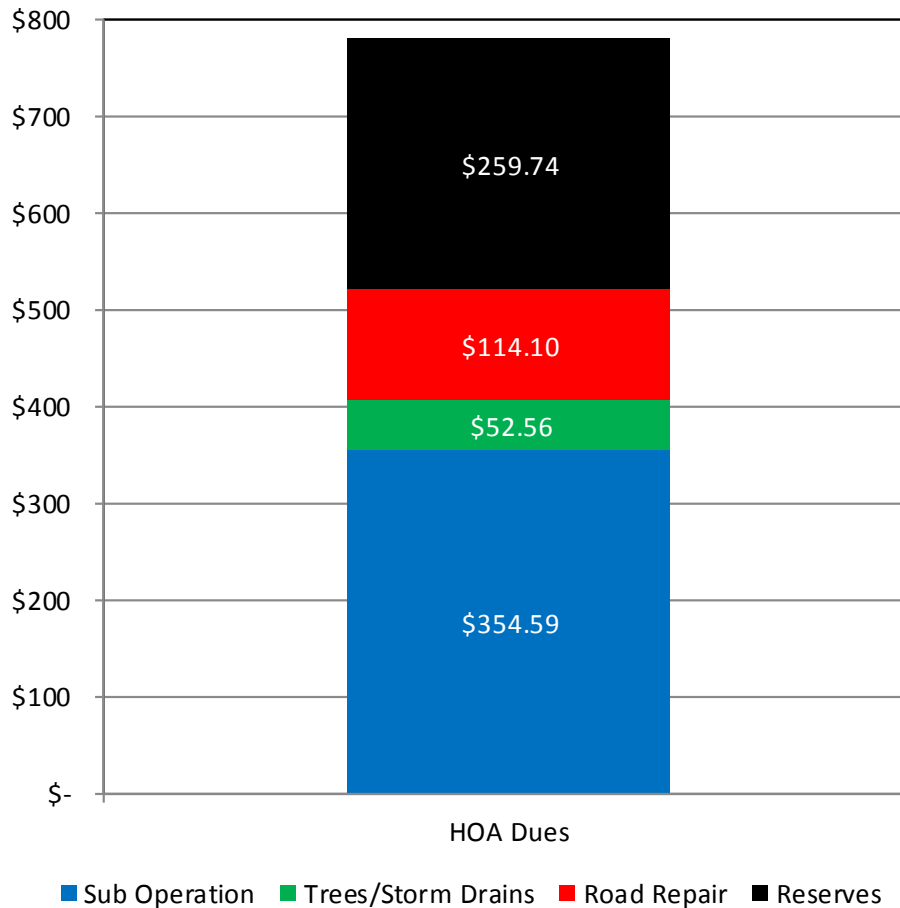
Commons Area Maintenance			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$8,200	\$11,360	-\$3,160
Court Island Mulch	\$2,000	\$1,995	\$5
Road Repairs	\$8,900		\$8,900
Bridge Repair/Maintenance	\$400		\$400
Commons Area Tree Trimming	\$1,500		\$1,500
Commons Area Tree Removal	\$200		\$200
Storm Drain Yearly Maintenance	\$2,000	\$3,750	-\$1,750
Snow Removal/Salt			
Snow Removal/Salt	\$14,150	\$14,150	\$0
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400		\$400
Insurance			
HOA Insurance Coverage	\$2,383	\$2,381	\$2
Website Fees			
Website Hosting Fee	\$180	\$179	\$1
Postage/Supplies/Fees			
HOA PO Box Renewal	\$60	\$70	-\$10
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$49	\$1
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$25	\$56	-\$31
Assessment Envelopes and Address Labels	\$10	\$7	\$3
Non-Profit Corporation Filing	\$20	\$20	\$0
Social Activities			
Poplar Road 4th of July Decorations	\$25		\$25
Poplar Road Fall Decorations	\$40		\$40
Poplar Road Christmas Decorations	\$35		\$35
Ice Cream Social	\$80		\$80
Total Operating Expenses	\$40,658	\$34,018	\$6,640

2018 Expenses by Category

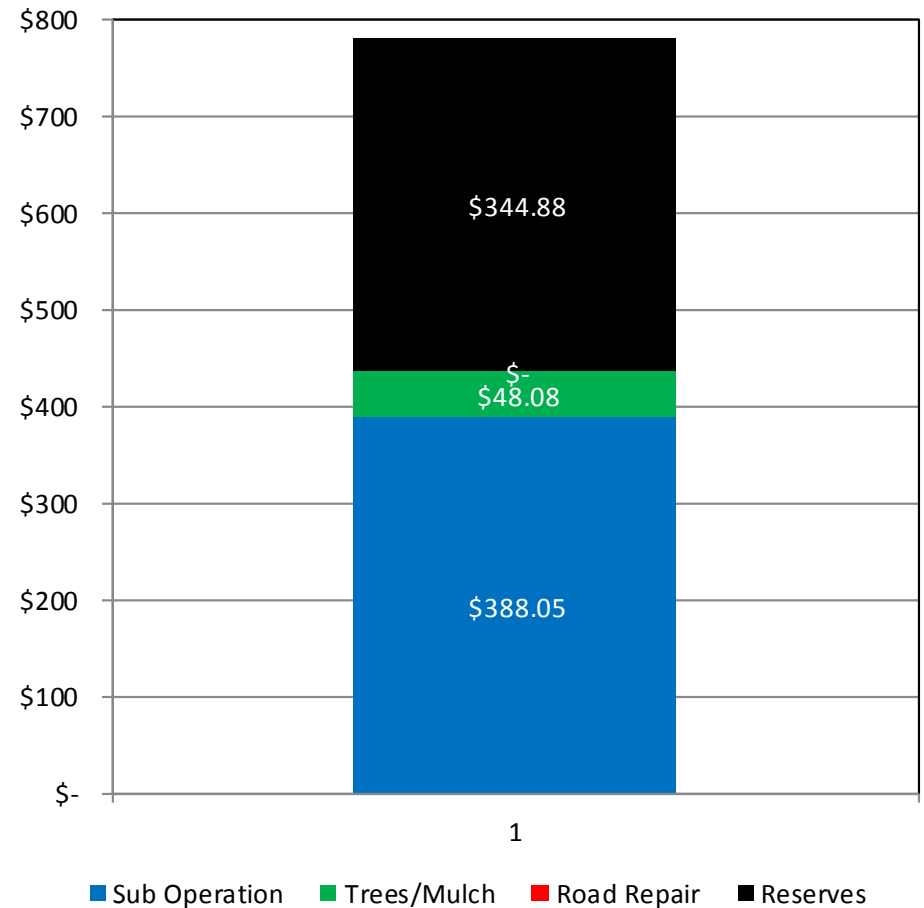


2018 Dues / House = \$781

HOA Dues Analysis - Planned



HOA Dues Analysis - Actual

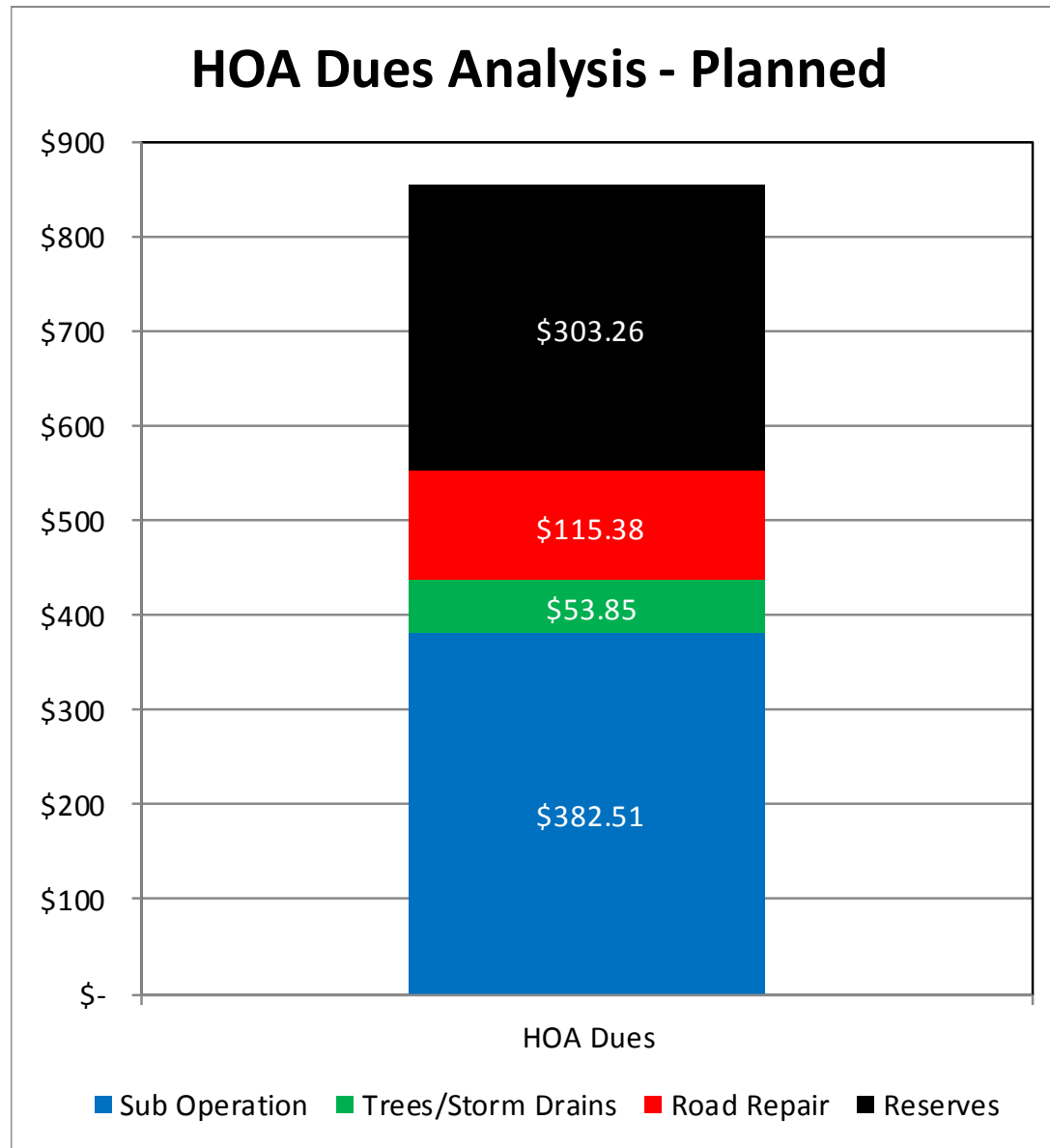


Road Repairs Postponed

2019 Budget

	2019	
	Budget	Actual
INCOME		
2018 Assessments	\$66,690	\$66,690
Late Fees / Refunds		\$50
Total Income		\$66,740
EXPENSES		
Commons Area Maintenance		
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,200	
Court Island Mulch	\$0	
Road Repairs	\$9,000	
Bridge Repair/Maintenance	\$400	
Commons Area Tree Trimming	\$1,500	
Commons Area Tree Removal	\$200	
Storm Drain Yearly Maintenance	\$2,000	
Snow Removal/Salt		
Snow Removal/Salt	\$14,150	
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400	
Insurance		
HOA Insurance Coverage	\$2,551	
Website Fees		
Website Hosting Fee	\$180	
Postage/Supplies/Fees		
HOA PO Box Renewal	\$70	
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$25	
Assessment Envelopes and Address Labels	\$10	
Non-Profit Corporation Filing	\$20	
Social Activities		
Poplar Road 4th of July Decorations	\$25	
Poplar Road Fall Decorations	\$40	
Poplar Road Christmas Decorations	\$35	
Ice Cream Social	\$80	
Total Operating Expenses	\$42,936	\$0

2019 Dues / House = \$855



2019 Goals

- Maintain homeowner value with landscaping and infrastructure maintenance
 - Commons tree trimming and maintenance
 - Storm drain maintenance
 - Subdivision roads / maintenance (surface cracks)
- Annual Spring Cleanup (June 1, 2019 at 9am)
- Update of Neighborhood Directory
- Woodlands South Newsletter - post to website
- Ice Cream Social
- Investigate Wayne County subsidizing roads repair / replacement
- Catch Basin Repairs

Elect New Board Members & Communication

- Elect new Board Member to replace Karlyn
- Woodlands South Website (thewoodlandssouth.com)
 - Feedback Form- automatically forwarded to all board members
 - Mailbox Bob contact information / Pulte Paint Colors / FAQs
- Architectural Control Committee (ACC)
- Resident Directory
- Annual Newsletter
- Board will use email as a cost effective means for communication.
Please sign up on the website.

New Business/Discussion

- Sidewalks / lifting concrete slabs that create trip hazards
 - Commons sidewalks
 - Homeowner sidewalks
 - Township guidelines
- Questions, concerns or ideas?