

COUNTRY TRACE

2023 Annual Meeting

JANUARY 24, 2023



ZOOM INSTRUCTIONS

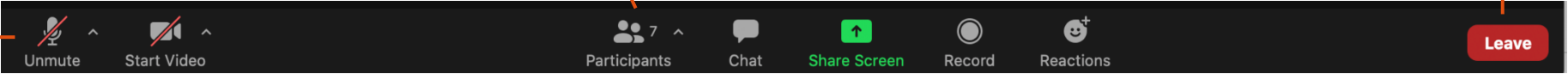
REFER TO THE BOTTOM MENU RIBBON



Mute/Unmute Toggle
If you wish to speak

Click to see list
of participants

Goodbye!



**Please stay muted to
reduce background noise**

Turn On/Off your
Your Camera

WELCOME HOMEOWNERS

YOUR BOARD



President | Aaron Mueller



Vice President | Paul Sheridan



Treasurer | Rich Warren



Secretary | Richard Morrell



Member at Large | Adam Jaffe

AGENDA



- Overview of the HOA
 - Review HOA and Board Responsibilities
 - Review CC&Rs - Parking, Architecture, Common Area Easements, etc.
- Finance Review & FY23 Budget
 - Overview, Receivables & Expenses
 - Capital Projects
 - Delinquent Assessments
- Operational Updates
 - Digital/Web Updates
 - Landscape & Architecture Committees
- New Business for 2023
 - 2023 Election
 - 'Rock the Block' Party
- Q&A

COUNTRY TRACE HOMEOWNERS ASSOCIATION



- *Our mission is to preserve and enhance the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to strengthen property values, be attentive stewards of the community assets, invest in capital improvements that benefit the greater good of the community and support initiatives that promote an equitable, inclusive, ethical and objective approach in the representation of the interest of homeowners.*
 - Operate in accordance with the provisions in By-Laws, CC&Rs, and A.R.S.
 - Protect the character and value of Country Trace homes and homeowner interests
 - Maintain the common areas (Monument Corners)
 - Serve the financial and fiduciary responsibilities to the community

PROTECTING THE COMMUNITY



- Architectural Committee provides aesthetic guidance to homeowners and the Board as stipulated in the CC&Rs, such as:
 - Paint colors
 - Approvals for new structures, walls, solar panels, or any other modifications visible by others
 - Visibility and parking of vehicles (RVs, motorcycles, commercial vehicles, etc.)
 - No home businesses (home office excepted)
 - No visible antennas (without Board approval)

COMMON AREAS

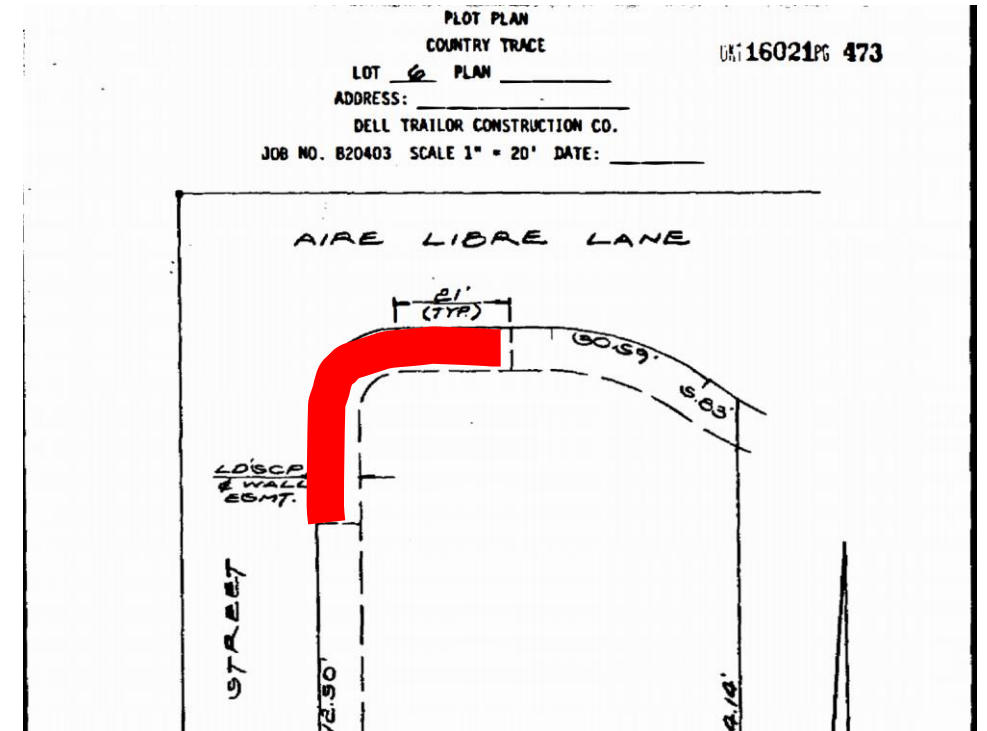


- Landscape Committee is responsible for helping the board with the aesthetics and functional integrity of the common monument corners
 - Infrastructure - electrical and plumbing
 - Plant material, paint & wall finishes
 - Lighting
 - Country Trace Signage



WHAT IS A COMMON CORNER?

- Easement provided in the Community Declaration from 1983 for 7 street entries around the community (14 corners)
- Extends from the interior of the Sour Orange shrubs to the sidewalk, and from each end of the monument wall.
 - Does not include any other plantings/trees on the lot, regardless of who planted them or how they get water.



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FINANCE OVERVIEW



- CASH RESERVES: \$44,978 at end of 2022
- \$19,943 in Savings (Emergency Fund)
- \$29,847 in Checking (Operating Budget)

	2019	2020		2021		2022		2023
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue	\$41,238	\$33,033	\$37,057	\$38,375	\$42,545	\$41,075	\$39,688	\$40,825
Expenses	\$57,976*	\$22,850	\$36,577**	\$27,362	\$32,611	\$26,075	\$30,646	\$35,375
Capital Improvements	\$0	\$0	\$6,190**	\$28,500	\$7,011	\$22,500	\$5,589	\$20,000
Net Income	(\$15,738)	\$10,183	(\$5,710)	(\$17,487)	\$2,923	(\$7,500)	\$3,454	(\$14,550)
Cash Reserves	\$42,429	\$52,612	\$36,819	\$19,332	\$39,742	\$32,242	\$44,978	\$30,428
Notes:	*Landscape remodel (prior board)		**Legal fees and add'l landscape (prior board).					

FINANCE INCOME



	2020		2021		2022		2023
	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Homeowner Assessment (Revenue)	\$30,063	\$31,674	\$34,225	\$38,410	\$36,075	\$35,851	\$37,925
Interest (Bank)	\$470	\$75	\$0	\$1	\$0	\$2	\$0
Interest/Penalty	\$500	\$808	\$150	\$434	\$1,000	\$663	\$500
Light Lenses (Homeowner)	-	-	-	-	-	\$372	-
Transfer Fees	\$2,000	\$4,500	\$4,000	\$3,700	\$4,000	\$2,800	\$2,400
TOTAL INCOME	\$33,033	\$37,057	\$38,375	\$42,545	\$41,075	\$39,688	\$40,825

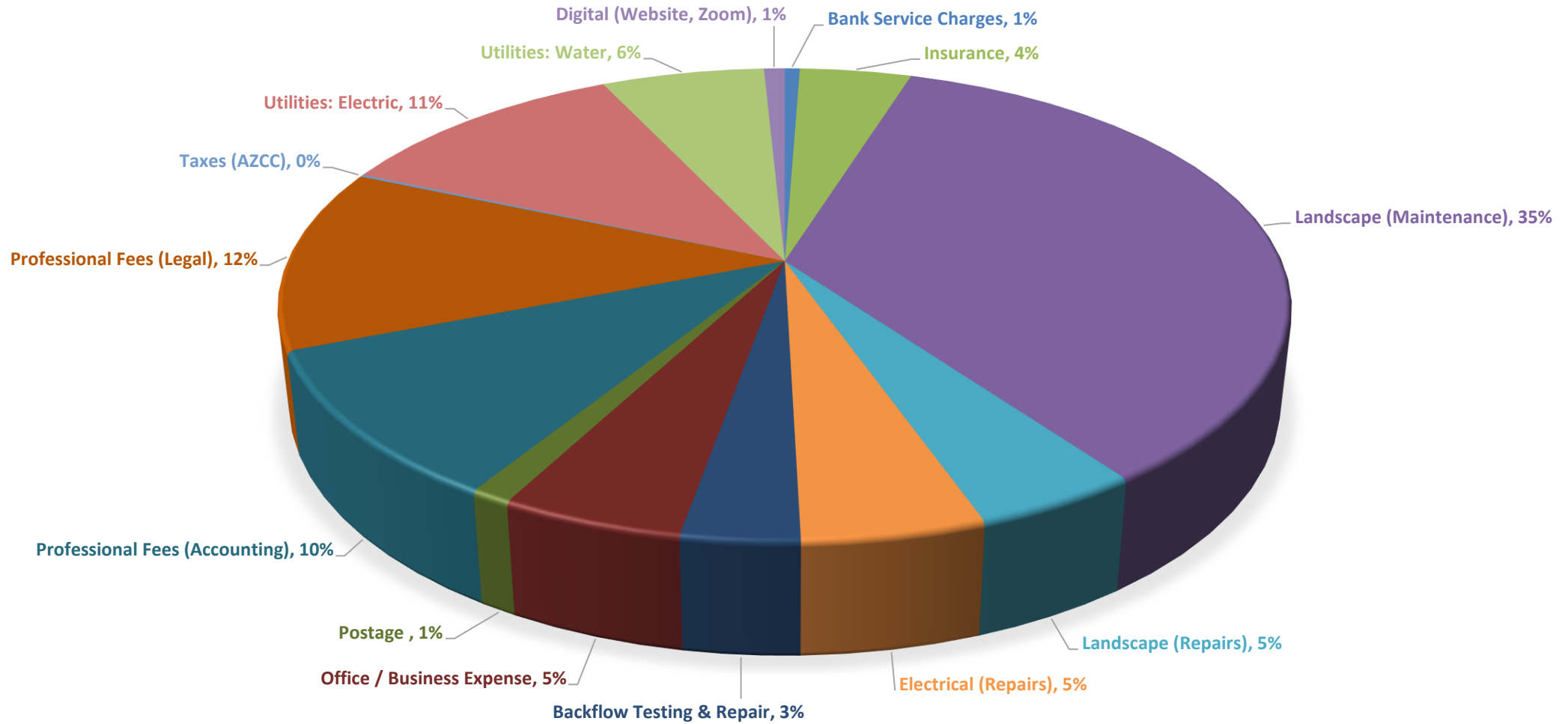
FINANCE EXPENSES



	2020		2021		2022		2023
	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Bank Service Charges	\$0	\$11	\$15	\$221	\$250	\$176	\$175
HOA Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Insurance	\$1,000	\$943	\$975	\$971	\$975	\$1,307	\$1,400
Landscape (Maintenance)	\$7,500	\$8,216	\$8,627	\$11,265	\$11,000	\$10,800	\$11,000
Landscape (Repairs)	\$1,000	\$925	\$1,000	\$1,867	\$1,000	\$1,387	\$1,200
Electrical (Repairs)	\$0	\$0	\$0	\$0	\$0	\$1,523	\$1,000
Backflow Testing & Repair	\$500	\$250	\$1,000	\$0	\$0	\$979	\$750
Office / Business Expense	\$900	\$1,925	\$1,900	\$700	\$1,000	\$1,523	\$1,700
Postage	\$0	\$0	\$0	\$0	\$0	\$339	\$350
Pest Control	\$350	\$175	\$200	\$185	\$200	\$0	\$0
Professional Fees (Accounting)	\$6,000	\$6,500	\$7,500	\$5,785	\$6,000	\$3,118	\$6,000
Professional Fees (Legal)	\$0	\$12,100	\$0	\$5,015	\$0	\$3,828	\$3,500
Taxes (AZCC)	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Utilities: Electric	\$3,200	\$4,132	\$4,200	\$3,825	\$4,000	\$3,466	\$3,500
Utilities: Water	\$1,900	\$1,230	\$1,260	\$2,043	\$1,500	\$1,907	\$2,000
Digital (Website, Zoom)	\$150	\$120	\$635	\$50	\$100	\$242	\$250
TOTAL EXPENSES	\$22,550	\$36,577	\$27,362	\$32,611	\$26,075	\$30,646	\$35,375

FINANCE

WHERE YOUR DUES GO

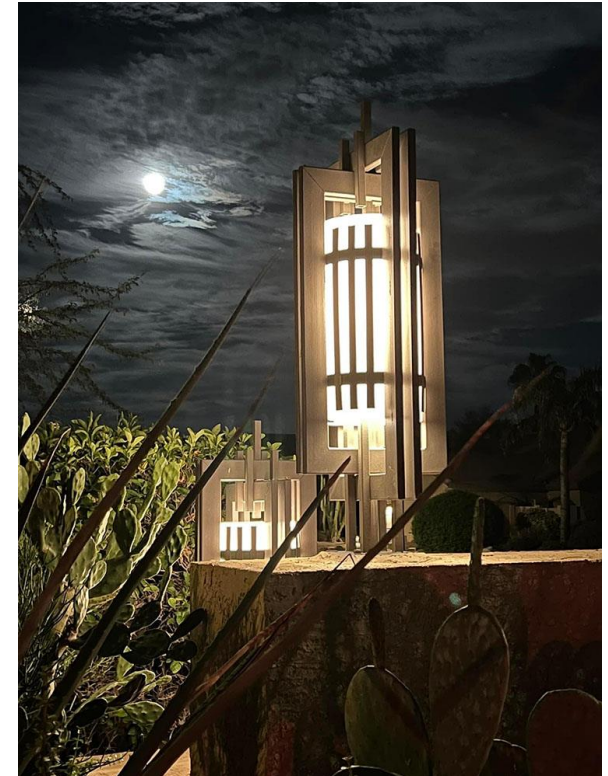


FINANCE

2022 COMPLETED CAPITAL PROJECTS



- Replaced Corner Light Lenses
 - Purchased 48 white lenses to replace all orange lenses at 7 corners
 - **Total Cost: \$5,589**



FINANCIALS

2023 POTENTIAL CAPITAL PROJECTS



- Budget \$20,000 for the following potential capital projects:
 - New signage with lighting on corners
 - Replace dead sour orange trees as needed
 - Restore electrical power to corner lights on north corner of Grandview & 68th St
 - Re-stucco and paint monument walls
 - Removing planters in center of monument walls

FINANCE

DELINQUENT ASSESSMENTS



- December 2020: \$2,773
- December 2021: \$4,350
- December 2022: \$2,202
- Two homeowners account for 83% of the outstanding receivables: \$1,828
 - Initiated legal collection action against those homeowners

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DIGITAL / WEB UPDATES



- **Completed in 2022**

- Website redesign
- Integration with Mail-Chimp for official HOA email distribution list

COMMITTEES

LANDSCAPE



- Replaced 44 lenses on 7 corners
- Board members performed replacement to save costs
- Offered homeowners opportunity to purchase new white lens on their property
- Completed minor electrical and plumbing improvements / repairs
- Backflow preventer testing and repairs completed



COMMITTEES ARCHITECTURE



No color changes this year

- The approved paint palette was updated in 2020
 - 12 body colors
 - 12 trim/accent colors
- Plans for 2023
 - Potential color refinement and trim coordination

These colors can be found at:

CountryTraceHOA.com

DunnEdwards.com (Color Ark)

Country Trace has a Dunn-Edwards color reference book



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2023 ELECTION



- 2 Positions were available
- 2 Candidates applied
- Ballots were mailed December 19th, 2022 with Newsletter and 2023 Dues Assessment
- Election results will be communicated to homeowners no later than March 31, 2023
- After the election, the new board will hold a special meeting to assign offices

COUNTRY TRACE 'ROCK THE BLOCK' PARTY



When: Sunday, February 26th, 1:30 - 4:00 PM

Where: Kierland Park, 6502 East Monte Cristo Ave (one block South of Country Trace) (TBC)

- Live music by local cover band, GedaLifE
- BYO drinks
- Bring your favorite snacks / appetizers / hors d'oeuvres to share
- Bring your own chair(s)
- Plastic/Paper plates, napkins, utensils, and cups will be provided
- Play yard games including corn hole and ladder ball

CANCELLED

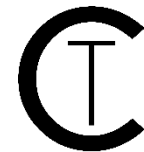
Meet your neighbors and Country Trace HOA Board members

Make new friends and get reacquainted with old ones.

For the convenience of your Kiddos, we will be located right next to the Kierland Park Playground

Please note that if it rains, we will reschedule for a later date

2023 ANNUAL MEETING Q&A



- Questions?