

COUNTRY TRACE

2025 Annual Meeting

JANUARY 21, 2025



ZOOM INSTRUCTIONS

REFER TO THE BOTTOM MENU RIBBON

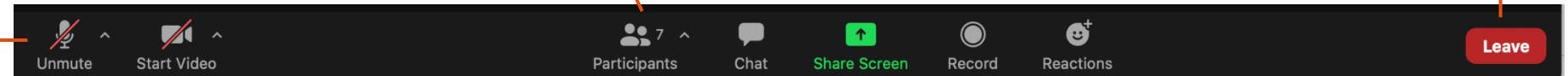


Mute/Unmute Toggle
If you wish to speak

**Please stay muted to
reduce background noise**

Click to see list
of participants

Goodbye!



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 & FY25 Budget
 - Overview, Income & Expenses
 - Capital Projects
 - Delinquent Assessments
- Operational Updates
 - Digital/Web Updates
 - Landscape & Architecture Committees
- New Business for 2025
 - 2025 Election
- 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.)
 - Placement of trash and recycle bins – out of sight from the street
 - No home businesses (home office excepted)
 - No visible antennas (without Board approval)

COMMON AREAS

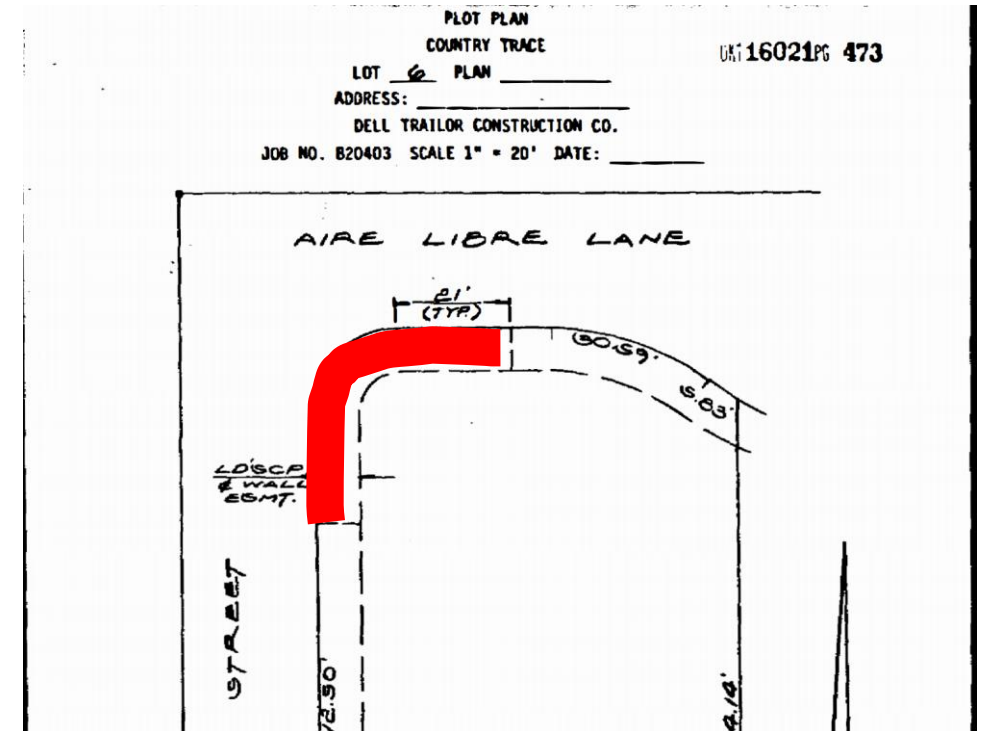


- Landscape and Architectural Committees are responsible for helping the board with the aesthetics and functional integrity of the common monument corners
 - Infrastructure – electrical and plumbing
 - Plant material, paint & wall finishes
 - Lighting
 - Country Trace Signage

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.



AGENDA



- Overview of the HOA
 - Review HOA and Board Responsibilities
 - Review CC&Rs - Parking, Architecture, Common Area Easements, etc.
- Finance Review & FY25 Budget
 - Overview, Income & Expenses
 - Capital Projects
 - Delinquent Assessments
- Operational Updates
 - Digital/Web Updates
 - Landscape & Architecture Committees
- New Business for 2025
 - 2025 Election
- Q&A

FINANCE

OVERVIEW



- CASH RESERVES: \$52,458 at end of 2024
- \$19,945 in Savings (Emergency Fund)
- \$32,513 in Checking (Operating Budget)

	2021		2022		2023		2024		2025
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue	\$38,375	\$42,545	\$41,075	\$39,688	\$40,825	\$43,674	\$44,275	\$40,312	\$44,825
Expenses	\$27,362	\$32,611	\$26,075	\$30,646	\$35,375	\$30,118	\$36,816	\$36,070	\$35,720
Net Income	\$11,013	\$9,934	\$15,000	\$9,042	\$5,450	\$13,556	\$7,459	\$4,242	\$9,105
Capital Improvements	\$28,500	\$7,011	\$22,500	\$5,589	\$20,000	\$10,278	\$20,000	\$2,040	\$35,000
Net Income w/Cap Improv	(\$17,487)	\$2,923	(\$7,500)	\$3,454	(\$14,550)	\$3,278	(\$12,541)	\$2,202	(\$25,895)
Cash Reserves	\$19,332	\$39,742	\$32,242	\$44,978	\$30,428	\$48,218	\$35,677	\$52,458	\$22,323

FINANCE

REVENUE



	2021		2022		2023		2024		2025
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Homeowner Assessment (Revenue)	\$34,225	\$38,410	\$36,075	\$35,851	\$37,925	\$37,860	\$39,775	\$37,120	\$41,625
Interest (Bank)	\$0	\$1	\$0	\$2	\$0	\$2	\$0	\$0	\$0
Interest/Penalty	\$150	\$434	\$1,000	\$663	\$500	\$437	\$500	\$111	\$0
Light Lenses (Homeowner)	-	-	-	\$372	-	\$575	\$0	\$281	\$0
Transfer Fees	\$4,000	\$3,700	\$4,000	\$2,800	\$2,400	\$4,800	\$4,000	\$2,800	\$3,200
TOTAL INCOME	\$38,375	\$42,545	\$41,075	\$39,688	\$40,825	\$43,674	\$44,275	\$40,312	\$44,825

FINANCE

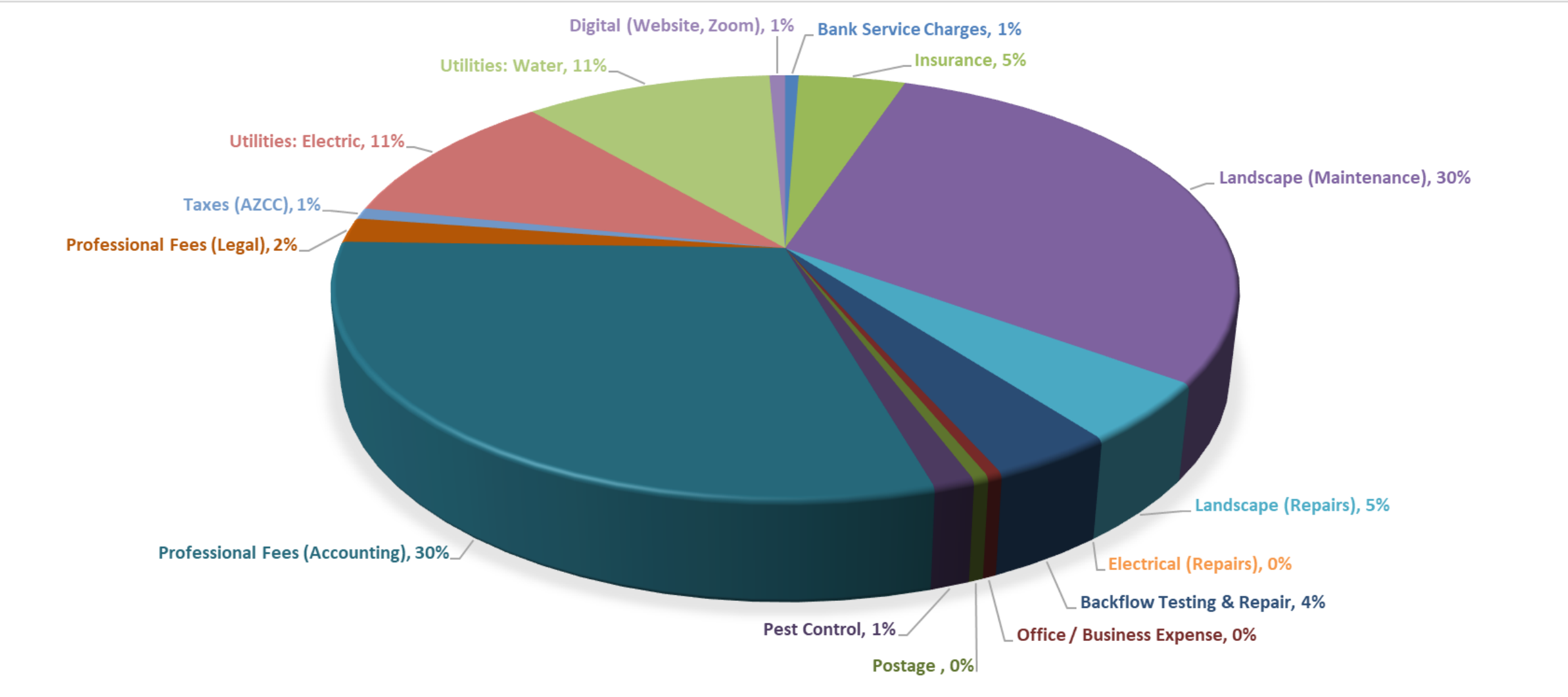
EXPENSES



	2021		2022		2023		2024		2025
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Bank Service Charges	\$15	\$221	\$250	\$176	\$175	\$239	\$250	\$207	\$250
HOA Audit	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0
Insurance	\$975	\$971	\$975	\$1,307	\$1,400	\$1,343	\$1,400	\$1,644	\$1,750
Landscape (Maintenance)	\$8,627	\$11,265	\$11,000	\$10,800	\$11,000	\$9,900	\$10,800	\$10,800	\$10,800
Landscape (Repairs)	\$1,000	\$1,867	\$1,000	\$1,387	\$1,200	\$81	\$3,000	\$1,650	\$2,000
Electrical (Repairs)	\$0	\$0	\$0	\$1,523	\$1,000	\$0	\$1,000	\$0	\$0
Backflow Testing & Repair	\$1,000	\$0	\$0	\$979	\$750	\$455	\$750	\$1,347	\$1,000
Office / Business Expense	\$1,900	\$700	\$1,000	\$1,523	\$1,700	\$1,918	\$1,966	\$160	\$1,200
Postage	\$0	\$0	\$0	\$339	\$350	\$0	\$0	\$170	\$170
Pest Control	\$200	\$185	\$200	\$0	\$0	\$240	\$0	\$450	\$500
Professional Fees (Accounting)	\$7,500	\$5,785	\$6,000	\$3,118	\$6,000	\$10,372	\$10,000	\$10,804	\$10,800
Professional Fees (Legal)	\$0	\$5,015	\$0	\$3,828	\$3,500	\$0	\$2,500	\$677	\$1,000
Taxes (AZCC)	\$50	\$50	\$50	\$50	\$50	\$248	\$250	\$306	\$350
Utilities: Electric	\$4,200	\$3,825	\$4,000	\$3,466	\$3,500	\$3,390	\$3,400	\$3,801	\$3,900
Utilities: Water	\$1,260	\$2,043	\$1,500	\$1,907	\$2,000	\$1,055	\$1,250	\$3,813	\$1,750
Digital (Website, Zoom)	\$635	\$50	\$100	\$242	\$250	\$239	\$250	\$241	\$250
TOTAL EXPENSES	\$27,362	\$32,611	\$26,075	\$30,646	\$35,375	\$29,480	\$36,816	\$36,070	\$35,720

FINANCE

WHERE YOUR DUES GO



FINANCE

2024 COMPLETED CAPITAL PROJECTS



- Removed planters in front of corners
 - Planter removal was the first stage of the corner update
 - **Total Cost: \$2,040**



BEFORE



AFTER

FINANCIALS

2025 POTENTIAL CAPITAL PROJECTS



- Budget \$35,000 for the following potential capital projects:
 - Repair stucco and paint corner monument walls
 - Paint fencing and light fixtures on corner monument walls
 - New signage with lighting on corners

FINANCE

DELINQUENT ASSESSMENTS



- December 2020: \$2,773
- December 2021: \$4,350
- December 2022: \$2,202
- December 2023: \$2,487
- December 2024: \$2,314
 - 4 homeowners delinquent.
 - One homeowner accounts for 81% of the outstanding receivables. Initiated legal collection action against this homeowner.

AGENDA



- Overview of the HOA
 - Review HOA and Board Responsibilities
 - Review CC&Rs - Parking, Architecture, Common Area Easements, etc.
- Finance Review & FY25 Budget
 - Overview, Income & Expenses
 - Capital Projects
 - Delinquent Assessments
- Operational Updates
 - Digital/Web Updates
 - Landscape & Architecture Committees
- New Business for 2025
 - 2025 Election
- Q&A

- **Potential Projects for 2025-2026**

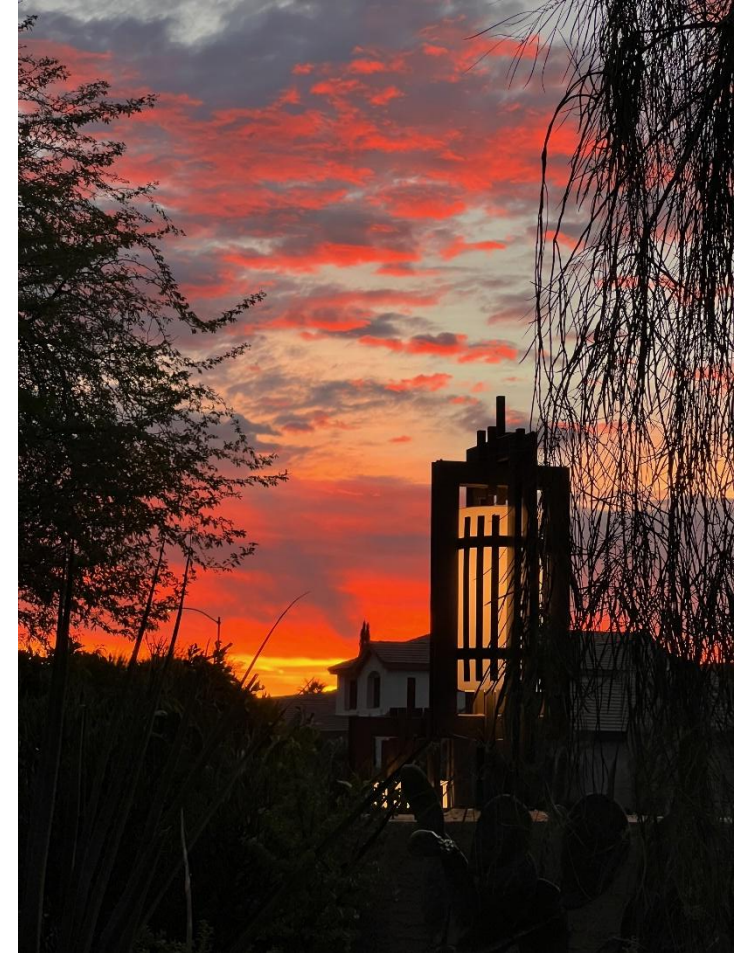
- Convert to full online homeowner assessment portal to view and pay homeowner dues
- Online voting for HOA Board Position elections
- Eliminate all printed material saving the HOA in printing and mailing fees

COMMITTEES

LANDSCAPE



- Offered homeowners opportunity to purchase new white lens on their property
- Completed minor landscaping irrigation improvements / repairs
- Backflow preventer testing and repairs completed



COMMITTEES ARCHITECTURE



Corner Updates

- Removed planters on corners

Color Pallette: No color changes this year

- The approved paint palette was updated in 2020
 - 12 body colors
 - 12 trim/accent colors
- Plans for 2025
 - Potential color refinement and trim coordination

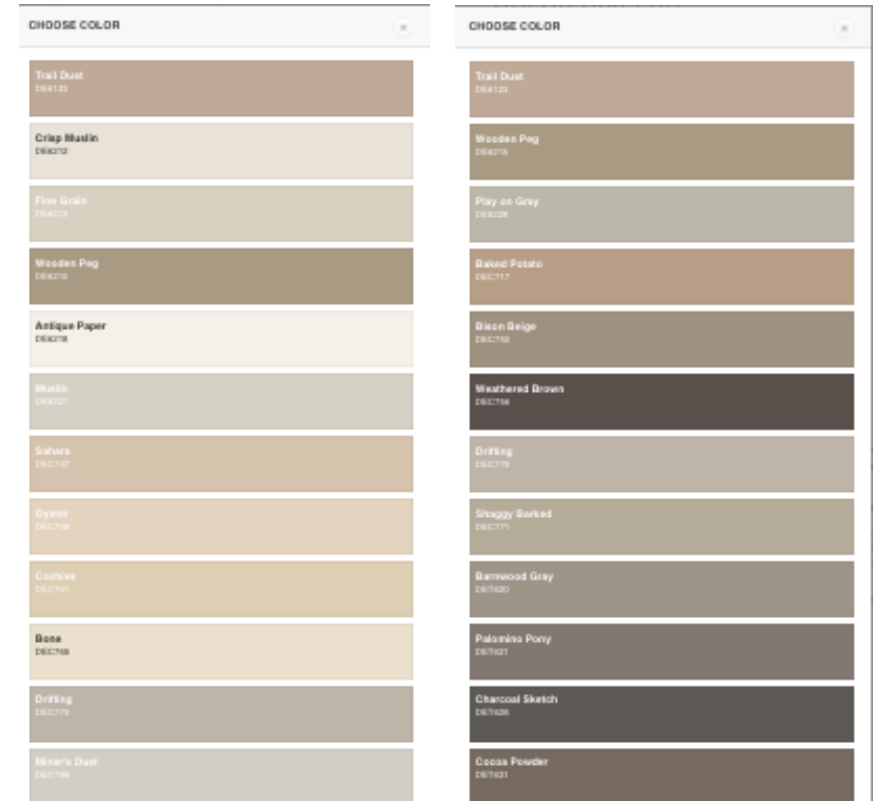
These colors can be found at:

CountryTraceHOA.com

DunnEdwards.com (Color Ark)



Country Trace has a Dunn-Edwards color reference book



AGENDA



- Overview of the HOA
 - Review HOA and Board Responsibilities
 - Review CC&Rs - Parking, Architecture, Common Area Easements, etc.
- Finance Review & FY25 Budget
 - Overview, Income & Expenses
 - Capital Projects
 - Delinquent Assessments
- Operational Updates
 - Digital/Web Updates
 - Landscape & Architecture Committees
- New Business for 2025
 - 2025 Election
- Q&A

2025 ELECTION



- 2 Positions were available
- 2 Candidates applied
- Ballots were mailed December 23rd, 2024 with Newsletter and 2025 Dues Assessment
- Election results will be communicated to homeowners no later than February 28, 2025
- After the election, the new board will hold a special meeting to assign offices

2025 ANNUAL MEETING Q&A



- Questions?