

# COUNTRY [||] TRACE

## 2026 Annual Meeting

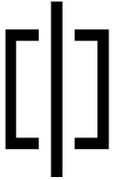
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JANUARY 26, 2026



# ZOOM INSTRUCTIONS

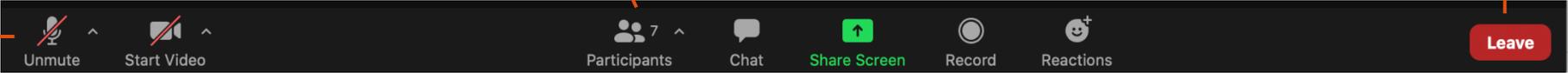
## REFER TO THE BOTTOM MENU RIBBON



Mute/Unmute Toggle  
If you wish to speak

Click to see list  
of participants

Goodbye!



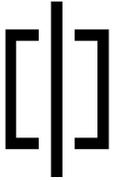
**Please stay muted to  
reduce background noise**

Turn On/Off your  
Your Camera

# WELCOME HOMEOWNERS

## YOUR BOARD

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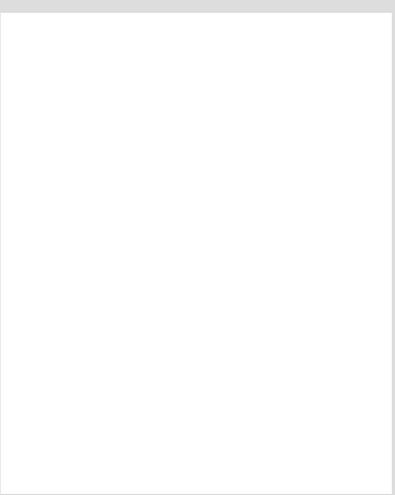
**President** | Aaron Mueller



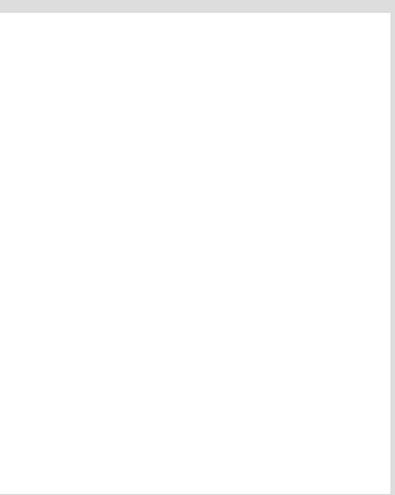
**Vice President** | Paul Sheridan



**Treasurer** | Rich Warren



**Secretary** | VACANT



**Member at Large** | VACANT

# AGENDA

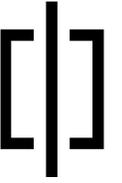
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- Overview of the HOA
  - Review HOA and Board Responsibilities
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# COUNTRY TRACE HOMEOWNERS ASSOCIATION

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- *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

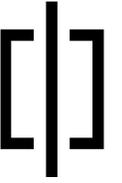
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- Architectural Committee provides aesthetic guidance to homeowners and the Board as stipulated in the CC&Rs, such as:
  - Paint colors
  - Approvals for new structures, walls, solar panels, or any other modifications visible by others
  - Visibility 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)

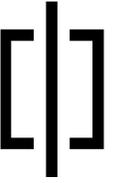
# COMMON AREAS

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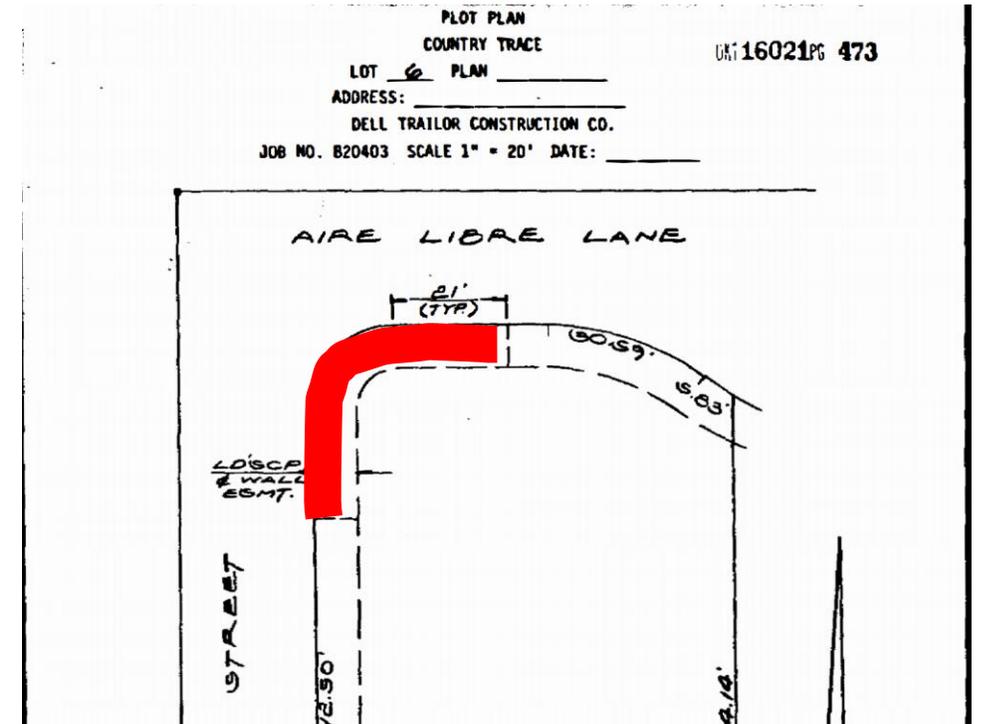


- Landscape and Architectural Committees are responsible for helping the board with the aesthetics and functional integrity of the common monument corners
  - Infrastructure - electrical and plumbing
  - Plant material, paint & wall finishes
  - Lighting
  - Country Trace Signage

# 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.



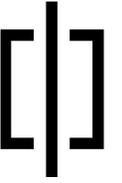
# AGENDA

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# FINANCE OVERVIEW



- CASH RESERVES: \$38,284 at end of 2025
- \$19,949 in Savings (Emergency Fund)
- \$18,335 in Checking (Operating Budget)

	2022		2023		2024		2025		2026
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue	\$41,075	\$39,688	\$40,825	\$43,674	\$44,275	\$40,312	\$44,825	\$45,658	\$46,675
Expenses	\$26,075	\$30,646	\$35,375	\$30,118	\$36,816	\$36,070	\$35,720	\$34,582	\$36,300
Net Income	\$15,000	\$9,042	\$5,450	\$13,556	\$7,459	\$4,242	\$9,105	\$11,076	\$10,375
Capital Improvements	\$22,500	\$5,589	\$20,000	\$10,278	\$20,000	\$2,040	\$35,000	\$22,780	\$38,100
Net Income w/Cap Improv	(\$7,500)	\$3,454	(\$14,550)	\$3,278	(\$12,541)	\$2,202	(\$25,895)	(\$11,704)	(\$27,725)
Cash Reserves	\$32,242	\$44,978	\$30,428	\$48,218	\$35,677	\$52,458	\$22,323	\$38,284	\$10,559

# FINANCE REVENUE



	2022		2023		2024		2025		2026
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Homeowner Assessment (Revenue)	\$36,075	\$35,851	\$37,925	\$37,860	\$39,775	\$37,120	\$41,625	\$41,495	\$43,475
Interest (Bank)	\$0	\$2	\$0	\$2	\$0	\$0	\$0	\$145	\$0
Interest/Penalty	\$1,000	\$663	\$500	\$437	\$500	\$111	\$0	\$690	\$0
Light Lenses (Homeowner)	-	\$372	-	\$575	\$0	\$281	\$0	\$3	\$0
Transfer Fees	\$4,000	\$2,800	\$2,400	\$4,800	\$4,000	\$2,800	\$3,200	\$3,325	\$3,200
<b>TOTAL INCOME</b>	\$41,075	\$39,688	\$40,825	\$43,674	\$44,275	\$40,312	\$44,825	\$45,658	\$46,675

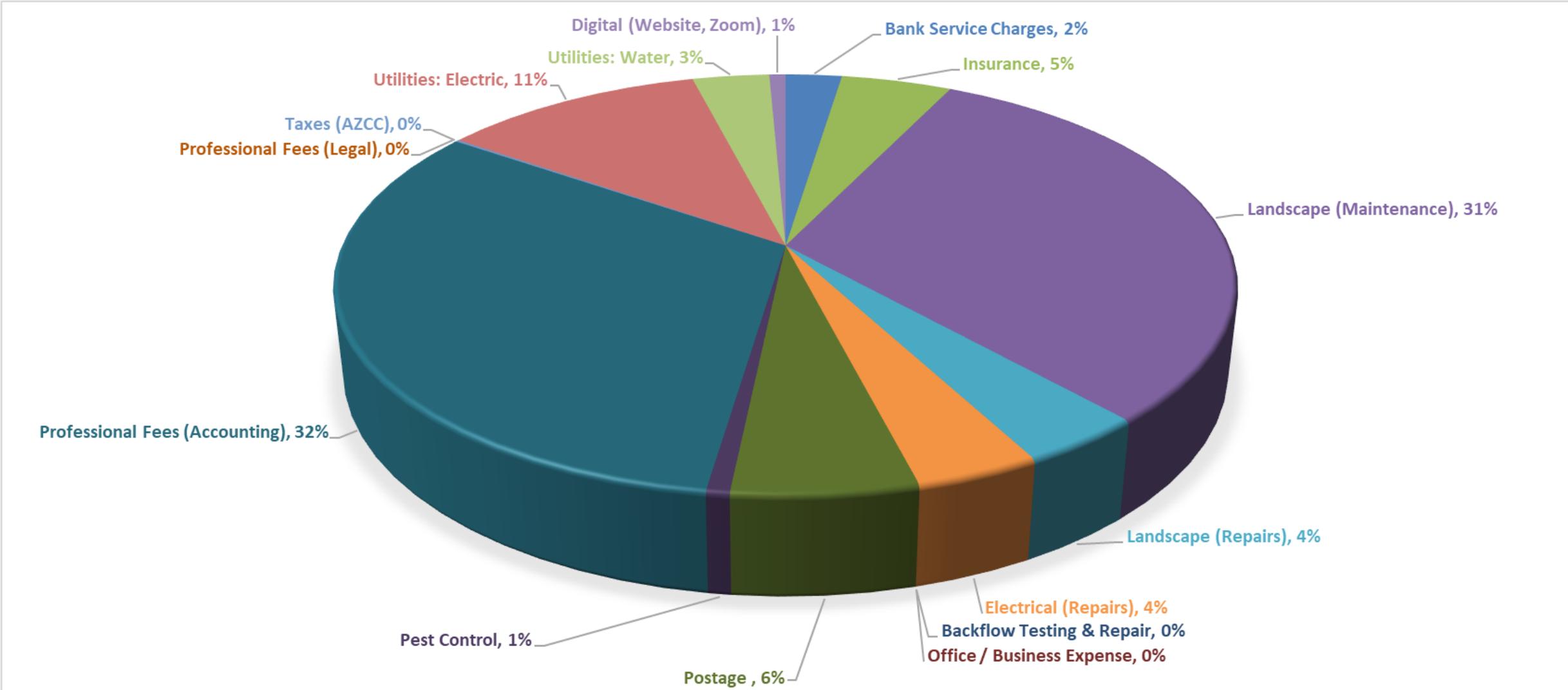
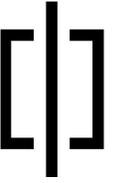
# FINANCE EXPENSES



	2022		2023		2024		2025		2026
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Bank Service Charges	\$250	\$176	\$175	\$239	\$250	\$207	\$250	\$832	\$900
HOA Audit	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$975	\$1,307	\$1,400	\$1,343	\$1,400	\$1,644	\$1,750	\$1,639	\$1,750
Landscape (Maintenance)	\$11,000	\$10,800	\$11,000	\$9,900	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
Landscape (Repairs)	\$1,000	\$1,387	\$1,200	\$81	\$3,000	\$1,650	\$2,000	\$1,324	\$2,000
Electrical (Repairs)	\$0	\$1,523	\$1,000	\$0	\$1,000	\$0	\$0	\$1,316	\$0
Backflow Testing & Repair	\$0	\$979	\$750	\$455	\$750	\$1,347	\$1,000	\$0	\$0
Office / Business Expense	\$1,000	\$1,523	\$1,700	\$1,918	\$1,966	\$160	\$1,200	\$0	\$1,000
Postage	\$0	\$339	\$350	\$0	\$0	\$170	\$170	\$1,948	\$1,750
Pest Control	\$200	\$0	\$0	\$240	\$0	\$450	\$500	\$245	\$500
Professional Fees (Accounting)	\$6,000	\$3,118	\$6,000	\$10,372	\$10,000	\$10,804	\$10,800	\$11,157	\$10,800
Professional Fees (Legal)	\$0	\$3,828	\$3,500	\$0	\$2,500	\$677	\$1,000	\$0	\$1,000
Taxes (AZCC)	\$50	\$50	\$50	\$248	\$250	\$306	\$350	\$50	\$50
Utilities: Electric	\$4,000	\$3,466	\$3,500	\$3,390	\$3,400	\$3,801	\$3,900	\$3,892	\$4,000
Utilities: Water	\$1,500	\$1,907	\$2,000	\$1,055	\$1,250	\$3,813	\$1,750	\$1,138	\$1,500
Digital (Website, Zoom)	\$100	\$242	\$250	\$239	\$250	\$241	\$250	\$241	\$250
<b>TOTAL EXPENSES</b>	\$26,075	\$30,646	\$35,375	\$29,480	\$36,816	\$36,070	\$35,720	\$34,582	\$36,300

# FINANCE

## WHERE YOUR DUES GO



# FINANCE

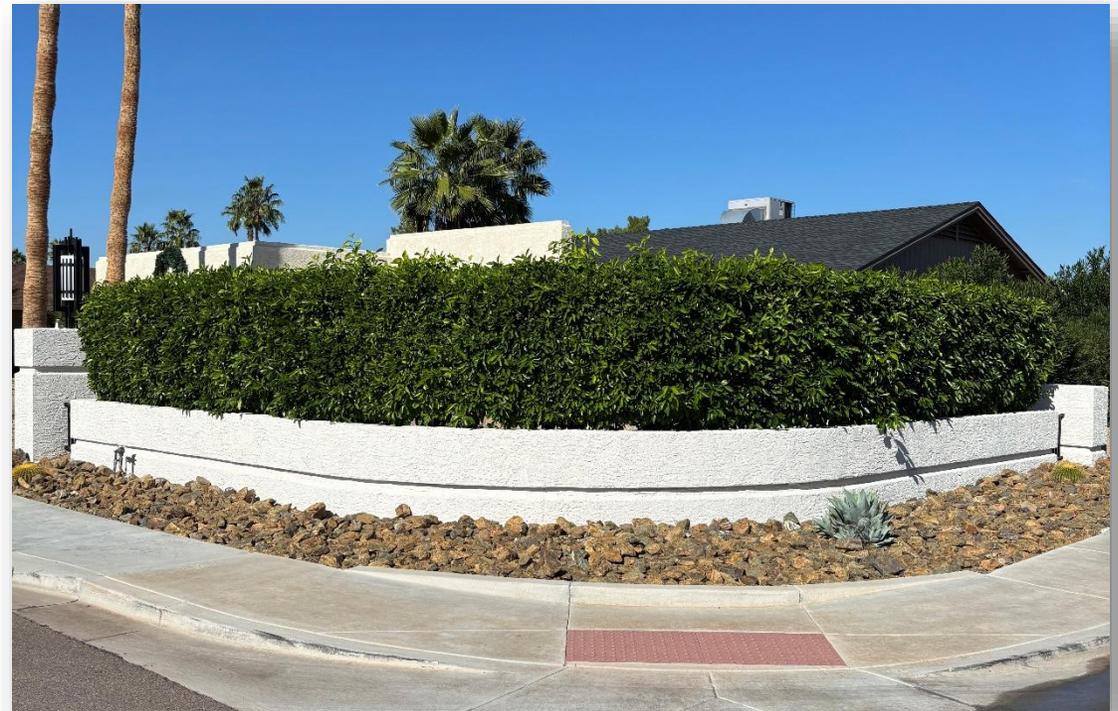
## 2025 COMPLETED CAPITAL PROJECTS



- Removed signage on corners
- Repaired / Painted walls and metal fences / lights
- **Total Cost: \$22,780**



BEFORE

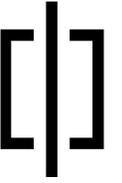


AFTER

# FINANCIALS

## 2026 POTENTIAL CAPITAL PROJECTS

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- Budget \$38,078 for the following potential capital project:
  - New signage with lighting on all 7 corners
  - Raised metal letters with black powder coat finish and LED 'halo' backlight

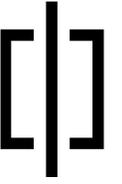
Proposed Rendering



# FINANCE

## DELINQUENT ASSESSMENTS

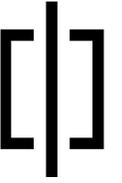
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- December 2021: \$4,350
- December 2022: \$2,202
- December 2023: \$2,487
- December 2024: \$2,314
- December 2025: \$2,294
  - 3 homeowners delinquent.
  - One homeowner accounts for 93% of the outstanding receivables. HOA has legal collection action against this homeowner.

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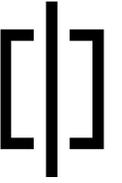
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# DIGITAL / WEB UPDATES

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- **Potential Projects for 2026-2027**

- 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

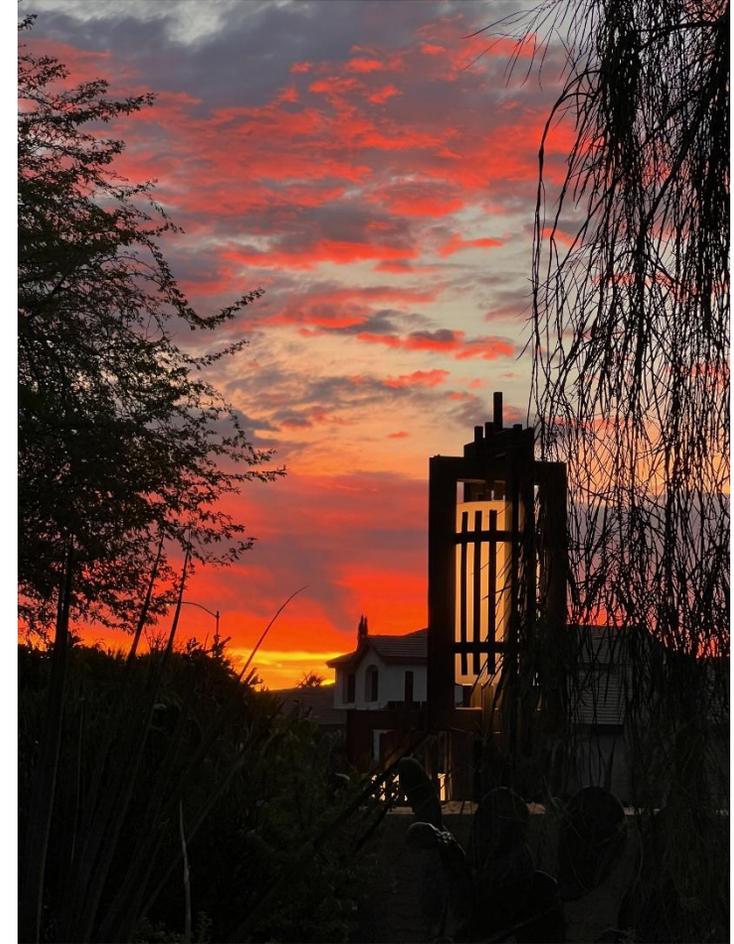
# COMMITTEES

## LANDSCAPE

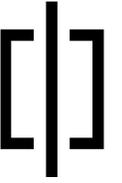
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- Offered homeowners opportunity to purchase new white lens on their property
- Completed minor landscaping irrigation improvements / repairs
- Backflow preventer testing and repairs completed



# COMMITTEES ARCHITECTURE



## Corner Updates

- Removed old signage, repaired / painted walls, fencing and lights

## Color Pallete: No color changes this year

- The approved paint palette was updated in 2020
  - 12 body colors
  - 12 trim/accent colors
- Plans for 2026
  - Potential color refinement and trim coordination

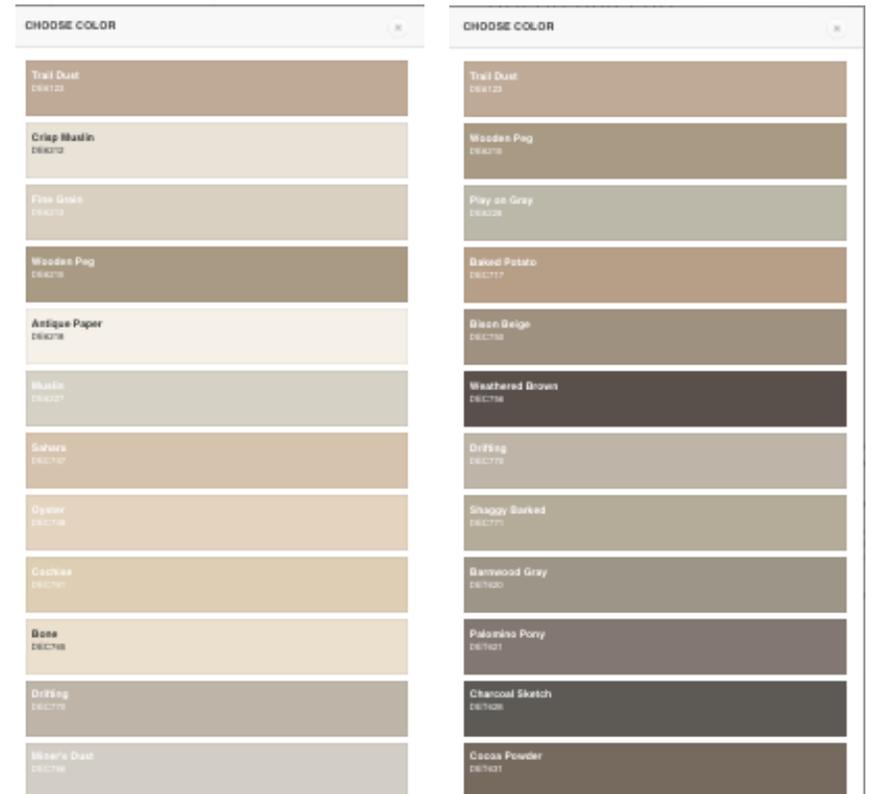
These colors can be found at:

[CountryTraceHOA.com](http://CountryTraceHOA.com)

[DunnEdwards.com](http://DunnEdwards.com) (Color Ark)

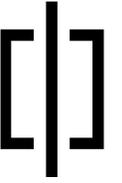


Country Trace has a Dunn-Edwards color reference book



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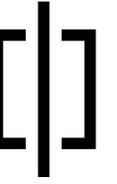
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# 2026 ELECTION

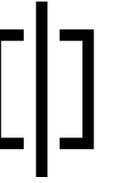
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- 2 Board positions were available
- 2 candidates applied
- Ballots were mailed December 22<sup>nd</sup>, 2025 with Newsletter and 2026 Dues Assessment
- Election results will be communicated to homeowners no later than February 28, 2026
- After the election, the new board will hold a special meeting to assign offices
- 2 Board positions remain vacant. Apply on the website if you are interested in becoming a board member.

# 2026 ANNUAL MEETING Q&A

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- Questions?