

**ANNUAL MEETING MINUTES  
THE VIEWS OF ASHEVILLE HOMEOWNERS ASSOCIATION**

**DECEMBER 5, 2024**

President Kathy Gainey called the meeting to order at 7:00 pm. This meeting was held via ZOOM.

**Roll Call:** The following homeowners were represented at the ZOOM meeting:

76, Vander Wynn & Tara DeGeal	106, Kathy Gainey & Ed Donnelly
77, Gary and Diane Onderdonk	(had Proxy for 104, Friedman)
78, Diane & Neil Altman	(had Proxy for 91, Green)
84, Dr. Toni Meador	108, Diane Summey
86, Margaret and Gerry Stanley	110, Mike and Nancy Osborne
88/90, Brad and Heather LaBarbera	111, Bob and Marilyn Trapnell
93, Jill Sagarin	115, Cailan and Alicia Curtis
95/97, Bill and Chandra Uhle	116/114/112, Jean-Pierre and
99, Rick and Diane Harvey	Dana Dubreuil
102, Teresa Ohlson	119, Steve and Sandra Barbour

Since Kathy received no objections, Heather started recording the Meeting.

After welcoming everyone, Kathy noted the Zoom procedures for the meeting:

The Zoom Protocols were changed last year to reflect that the primary method of voting is a Roll Call Vote by Lot Number, which will be done for the 2025 budget and the new Board of Directors.

The Roll Call Vote is used because the Zoom recording does not provide documentation of each person's vote, as it records all the audio, but only the video of the person speaking, or who spoke last. The Roll Call Vote documents every vote so that it can be used in the future on any items that could yield a close result and the results will be recorded.

**First Order of Business:**

Determination of whether we had a required Quorum (51% - at least 16 votes) for the meeting. Nancy reported that there were 23 votes represented.

Kathy welcomed the new owners at 76 Distant View Drive: Vander Wynn and Tara DeGeal. Vander has lived in Oklahoma and Florida and has been in this area for 4 years. He is an anesthesiologist. Tara moved here in 2010 from Florida with her children (who were 4 yrs. and 6 yrs. of age when they moved here). Both are very pleased with The Views, especially the neighbors and the closeness of this community.

**Proof of Notice of Meeting:** Kathy confirmed that Nancy had sent notice via email and USPS.

**Approval of 2023 Minutes:** The minutes of the last annual meeting on November 30, 2023, were distributed via email, and the minutes were accepted as final via email on February 4, 2023, and posted on the HOA web site.

## **REPORTS OF HOA COMMITTEES:**

### **ARCHITECTURAL COMMITTEE:**

The Architectural Committee currently consists of the 3 Board members and Richard Green. The reviews are done primarily via emails between the committee members.

There were 10 requests this year, and all were approved.

- a) 95, 102, 106, 108, 110, 119: new roofs (30 June, 6 Sept, 9 July, 6 Sept, 4 Sept)
- b) 95/97: stain support posts, fascia boards for staircase and landing and upgrade the two back decks (2 Feb)
- c) 104: new side door and stairs to outside lower level (25 March)
- d) 111: new pavers for driveway (10 Aug)
- e) 119: 2 sliding glass doors and a new picture window (3 Dec)

### **LANDSCAPE COMMITTEE:** Kathy Gainey

#### **1. Landscaper: TPS**

- a. TPS continues to take great care of our HOA common areas.
- b. On-Demand Services: We had two lawn amendments applied for weed control and fertilization of the common areas.
- c. We deferred several items because they were not needed – lime application, aeration with overseeding and mulch. One item planned was the clearing of vines at the end of the year which we deferred because we were over budget.

#### **2. Arborists:**

- a. We continued with Bartlett Tree Experts to control the invasive vines and species on HOA land for the first 14 feet of the right of way. This was for two treatments at a total cost of \$2,170.00.
- b. We continued our contract with Bartlett Tree Experts for 7 large Norway Spruce Trees (\$420.00) that had needle cast. We took money from the lime and new plant purchases to contract with Bartlett Tree Experts to treat 4 large Hemlocks for woolly adelgid (\$415). We are seeing good new growth on all but one tree which indicates the treatments are effective.
- c. On 4 June, we met with Nick Duffy of Bartlett Tree Experts to evaluate several trees. Initially it was two trees at the front entrance behind the long low rock wall. On 11 Sept we met again to evaluate the third tree, a large pine tree to the right of Diane and Neil Altman's (78 DVD) on the inside of the curve of the road. For all three, Nick could find no disease or reason for their death as all the trees around it were healthy.

### **3. Tree Removal:**

- a. We have contracted with WNC Forestry Service to cut down and remove four trees - two at the front entrance behind rock wall, one pine tree below 78 DVD and one tree to the left of the small rock wall across from 78 DVD. Cost estimate is between \$675 and \$800 dollars. We are awaiting the final date for removal.
- b. Hurricane Helene caused three large trees fall at the top of the cul-de-sac. We contracted with WNC Forestry Service to cut them up and leave them for the city to remove. The estimate is between \$1000 to \$1800 dollars, and we are awaiting the final bill. This was not budgeted for and caused us to go over budget.

### **4. Landscape Requests:**

There was a total of 9, and all were approved by the HOA Board and HOA members.

- a. 104 DVD – remove willow tree encroaching into property
- b. 110 DVD – crown reduce 2 tulip poplar trees and 3 locust trees on private property
- c. 111 DVD – crown reduce 3 tulip poplar trees and 1 tree on their private property
- d. 119 DVD – crown reduce 4 poplar and 2 oaks on their own lot and there are 2 oak trees on HOA property
- e. 119 DVD – remove 1 oak and 1 poplar on their own property
- f. 77 DVD – crown reduce of 2 poplar trees, 1 locust, 1 cherry, 2 white pines, 1 fir and one black willow with a trunk and 3 extensions.
- g. 78 DVD - crown reduce 1 Chinese Elm, 8 pine trees, 4 tulip poplar trees and 3 locust trees
- h. 80 DVD - crown reduce 3 pine trees, and 3 tulip poplar trees
- i. 86 DVD - remove a diseased redbud tree behind their house

### **5. Other Actions:**

- a. At the HOA secondary stormwater drainage basin, we contracted with TPS to seal rust damage and holes in the bottom of the input pipe to stop leakage and soil erosion. This extends its life for another 3-5 years before a complete replacement is needed. The cost was budgeted for and was paid for (\$613.14) from the Reserve Account.
- b. We contracted with Sokol Landscaping to replace the wood railroad tie retaining wall, the adjoining rock wall at the front entry way and remove the Chinese Silver grass in front of the wall and total cost was \$13,175. We chose to do both walls at the same time as it would save us approximately \$4,000 instead of doing them separately. We budgeted for this in the reserve account, but the final cost came in slightly higher.
- c. Thank you, Jill Sagarin, for donating the rain barrel which we have placed near the front entrance (in the cul-de-sac) which will allow us to water plants in the two common areas at the front entryway.

## **6. Property Enhancements:**

- a. We selectively laid bags of mulch where needed.
- b. We planted 5 lavender plants into the common areas across from 91 DVD and transplanted 2 rose bushes from across from 91 DVD to the front entry way.

## **7. Future Landscape Requirements:**

- a. TPS Landscape contract: As expected, costs have continued to increase due to rising materials, supplies, and labor costs. The new contract effective 1 April 2025 increased by \$295, and extra services if activated, by \$96. In next year's budget, we have included the lawn treatments but will skip aeration and overseeding since that was done last year.
- b. Arborist: We will renew the Bartlett Tree Experts treatment for the Norway Spruce trees, but the cost has increased to \$663 in 2025. We also increased the budget to treat Woolly Aeglid and added estimated cost for tree removals.
- c. Invasive Species control: We have renewed the contract with Bartlett Tree Service for the treatment of invasive vines and species. The 2025 contract cost will be \$850, which is \$1320 less than last year.

## **8. Landscape Committee:**

- a. I want to thank all the committee members for their time and guidance.
- b. We still need a new lead for the Landscape Committee, as well as more members.

### **COMMITTEE ON BYLAWS AND CCRS:** Steve Barbour reported:

Richard Green, Bill Uhle and Brad LaBarbera comprise the subcommittee working at the Board's request to review and update the CCRs and Bylaws. Our attorney provided an initial draft of these two documents after reviewing input from the Board via the subcommittee's suggestions. Those drafts have been studied by the subcommittee and corrections and clarifications have been vetted by the Board. The subcommittee is now editing and redlining the attorney-prepared documents to send the revisions back to the attorney for his review.

## **REPORTS OF BOARD OF DIRECTORS OFFICERS:**

### **Secretary/Treasurer:** Nancy Osborne reported:

These numbers are as of November 15, 2024. (The final end-of-year numbers are included as Attachments at the end of the Minutes).

- a) Total Income: \$27,504.25 (dues and interest)
- b) Total Expenses from the Operating Account: \$26,973.83 (including a transfer of \$6,500 to the Reserve Account)
- c) Total estimated additional expenses from the Operating Account thru 12/31/24 are expected to be \$4,622.33. This is \$206.94 less than previously expected, due to WNC Forestry Service's bill being \$300 less than expected, however, City Stormwater taxes went up from the 1st half of the year by \$93.06.

- d) Therefore, total estimated 2024 Operating Account expenses are \$31,596.16. This is \$4,096.16 over the \$27,500 2024 Budget.
- e) This leaves an estimated \$9,965.96 in the Operating Account at year-end.
- f) The expenses charged to the Reserve Account totaled \$13,788.14 (\$13,175 for the Retaining Wall at the entrance, and \$613.14 for the secondary drain basin repair).
- g) The estimated 2024 balance in the Reserve Account is \$2,372.72.
- h) Thus, the total estimated year-end balance in both the Operating Account and the Reserve Account is \$12,338.68.

**Vice-President:** JP Dubreuil reported:

There are still people driving up and down DVD at high speed and in the middle of the road. Please drive at 20mph and slower. We have applied to the city to have speed-limit signs set for 20mph. Basically, we need to be self-disciplined and try to maintain a reasonable speed on the right side of the road.

**President:** Kathy Gainey reported:

As Board President, Kathy thanked Chandra and Bill, who helped dig out the drainage ditches before and after the hurricane. The HOA is eternally grateful.

Kathy thanked everyone who was here during the hurricane for the amazing efforts to conserve the water in our water tank. We conserved enough to enable us to have at least 2 weeks of water. Dana, as mistress of the water tank watch, you were diligent in your reporting. Thanks to all of you who went above and beyond by bringing in fresh food for distribution when the grocery lines were impossible. Thanks to those of you who picked up your chainsaws and performed generator maintenance to help others. And, to those who attended a very successful block party, thank you for hanging in when the seemingly second coming of the hurricane arrived. You all showed your resilience by picking everything up and moving into Esperanza's garage and then partied on until 5 pm in true HOA style when the rain returned!

HOA Budget overspending: As Nancy mentioned, we had several unexpected expenses:

- The cost to revise the CCRs and By-laws came in much higher than the estimate of \$2500-\$3000. To-date we have spent \$4,375. That was \$1,400 more than the total projected cost and we are not yet complete.
- From Hurricane Helene, we had several large trees at the top of the cul-de-sac blown down onto HOA land and needed to be cut up for removal.
- The stormwater bill was higher for the year than budgeted.

We chose not to ask for a special assessment for these overages and rather drew down from the Operating Account and accepted risk there. Let me explain what that risk is. Back in 2015, the HOA agreed to keep 50% of the projected operating expenses for the next year in the Operating Account to cover costs until the dues were paid and to cover unforeseen costs. The account did just that. This does mean we need to rebuild that balance to 50% of our operating account over time.

At the end of the year, we project we will have \$9,965 in the Operating Account as the starting balance and the goal is to have \$12,255 on-hand in the Operating Account to start Jan. 1. That is half of the proposed Operating Budget, which is \$24,500.

We had a large expenditure from the Reserve Account: Both the railroad tie retaining wall and the adjacent rock retaining wall across from the entrance sign were rebuilt. We chose to do them at the same time as it saved \$4,000 in the overall cost.

Nancy is stepping down as the Secretary/Treasurer. I want to thank her for all her work these past 4 years as Secretary-Treasurer.

### **UNFINISHED BUSINESS FROM THE LAST MEETING**

No Unfinished Business.

### **NEW BUSINESS:**

#### **Review and Approval of 2025 Annual Budget:**

Everyone was emailed a copy of the proposed 2025 Budget.

The main proposed changes:

- a) Increased Landscaping Budget to address: the increased costs for the contracts with TPS and Bartlett Tree Experts, and projected costs for tree removal. Our trees are maturing and with that comes increased potential for damage.
- b) We know the City is going to recoup costs for the storm damage through taxes, so we increased the projected cost for the stormwater taxes.
- c) We increased the legal costs to allow us to complete the revisions of the HOA Bylaws and Conventions and Restrictions. We also budgeted to record the new Bylaws since they were recorded with the City of Asheville initially.
- d) We also increased our insurance premiums as we expect those to come in higher.
- e) Since the Operating Account was drawn down, we need to replenish it. Some of the increase in dues will go to doing just that. At the end of the year any unspent funds will replenish the Operating Account.
- f) We will keep the Reserve Account Funding at \$6,500 to help offset the capital item costs expected in the next 10-15 years.

The Board is recommending the Annual assessment of \$1,150 per developed lot (\$575 per undeveloped lot). This is a \$150 increase over the original 2024 assessment, which the Board recommends to pay for our anticipated bills and to rebuild the operating reserve.

Kathy moved to approve the 2025 Budget. Steve Barbour seconded the motion.

**ROLL CALL VOTE on the proposed 2025 Budget**

Kathy outlined the Roll Call Vote process. JP calls out each lot number. The owner(s) respond with a yes or no for approval. She then repeats the vote(s) for each lot's yes or no vote. If a lot has a Proxy, they respond when the lot that they hold the Proxy for is called.

**The 2025 Budget was approved unanimously.**

**Election of the 2025 Board of Directors:**

Kathy Gainey, Cailan Curtis, and Jean-Pierre Dubreuil have volunteered to run for the 2025 HOA Board. (Nancy Osborne has volunteered to assist the Secretary-Treasurer with the finances but will not be a voting member of the Board.)

Kathy moved to close the nominations; Toni seconded. Kathy nominated the three to be on the Board for 2025. Toni seconded the motion. Since there were only 3 nominations for a 3-person Board, the roll call vote was taken via "yay" or "nay" to the slate of the 3 nominees.

**The 2025 Board of Directors was elected unanimously.**

**OTHER**

Kathy thanked Heather for setting up the meeting and being available to help owners with Zoom questions or connectivity issues and thanked all attendees for joining the meeting. Meeting adjourned at 7:30 PM.

Cailan Curtis  
Secretary/Treasurer  
The Views of Asheville Homeowners Association

**Attachments:**

1. HOA 2024 Income as of 12/31/2024
2. HOA 2024 Expenses as of 12/31/2024
3. HOA 2024 Financial Summary as of 12/31/2024
4. HOA 2025 Budget (as approved)

Attachment 1: HOA 2024 Income as of 12/31/2024

**THE VIEWS OF ASHEVILLE HOA**  
**2024 OPERATING ACCOUNT INCOME STATEMENT (on 12/31/24)**

<b>Dues</b>	
2024 Dues	<u>\$27,500.00</u>
<b>TOTAL DUES</b>	<b>\$27,500.00</b>
 <b>Other Income</b>	
First Bank Checking Interest	<u>\$4.69</u>
<b>TOTAL NON-DUES INCOME</b>	<b><u>\$4.69</u></b>
 <b>TOTAL INCOME</b>	 <b>\$27,504.69</b>

**2024 RESERVE ACCOUNT INCOME STATEMENT (on 12/31/2024)**

<b>Transfer</b>	
Funds from Operating Account	<u>\$6,500.00</u>
<b>TOTAL TRANSFER</b>	<b>\$6,500.00</b>
 <b>Income</b>	
First Bank Checking Interest	<u>\$0.95</u>
<b>TOTAL INCOME</b>	<b><u>\$0.95</u></b>
 <b>TOTAL INCOME</b>	 <b>\$6,500.95</b>



## Attachment 2: HOA 2024 Expenses as of 12/31/2024

PAYEE	PAID	DATE	PD/CHECK #	COMMENT
TPS	\$798.57	1/02/24	#1145	December 2023 invoice
TPS	\$798.58	2/01/24	#1147	January 2024 invoice
TPS	\$798.57	3/03/24	#1148	February invoice
TPS	\$798.57	4/05/24	#1152	March Invoice
TPS	\$892.77	5/06/24	#1153	April Invoice
TPS	\$892.77	6/12/24	#1159	May invoice
TPS	\$892.77	7/13/24	#1164	June invoice
TPS	\$892.77	8/06/24	#1165	July invoice
TPS	\$892.77	9/03/24	#1168	August invoice
TPS	\$892.77	10/08/24	#1172	September invoice
TPS	\$892.77	11/01/24	#1173	October invoice
TPS	\$892.77	12/02/24	#1175	November Invoice
TPS	\$260.67	5/06/24	#1153	Round 2 App fertilizer
TPS	\$260.67	11/01/24	#1173	Round 6 App fertilizer
WNC Forestry Service	\$800.00	12/02/24	#1174	5 tree removal
WNC Forestry Service	\$1,500.00	12/02/24	#1174	Helene tree removal
Bartlett Tree Experts	\$210.00	6/11/24	#1158	Norway Spruce Foliage Treatment
Bartlett Tree Experts	\$415.00	6/27/24	#1161	Hemlock Wooly Adelgid Treatment
Bartlett Tree Experts	\$210.00	6/27/24	#1162	Norway Spruce Foliage Treatment
B.B.Barnes	\$42.31	6/19/24	#1160	Flowers and Mulch
Bartlett Tree Experts	\$1,085.00	8/15/24	#1166	Invasive vines herbicide treatments
Bartlett Tree Experts	\$1,085.00	10/6/24	#1171	Invasive vines herbicide treatments
Bartlett Tree Experts	\$210.00	8/15/24	#1167	Norway Spruce Foliage Treatments
<b>TOTAL LANDSCAPING</b>	<b>\$16,415.10</b>			
Forvis	\$375.00	3/25/24	#1149	Tax preparation for 2023
Allen Stahl + Kilbourne	\$420.00	4/01/24	#1150	Meeting re: Updating HOA Documents
Allen Stahl + Kilbourne	\$175.00	5/31/24	#1156	Covenants and Bylaws Revision
Allen Stahl + Kilbourne	\$1,400.00	7/03/24	#1163	Restrictive Covenants Updates Drafts
Allen Stahl + Kilbourne	\$2,800.00	9/03/24	#1169	Restrictive Covenants Updates Drafts
<b>TOTAL LEGAL/ACCOUNTING</b>	<b>\$5,170.00</b>			
City of Asheville	\$1,336.50	6/08/24	#1157	Stormwater tax 1/1/24 - 6/30/24
City of Asheville	\$1,429.56			Stormwater tax 7/1/24-12/31/24
<b>TOTAL TAXES</b>	<b>\$2,766.06</b>			
Annual Reserve Acct funding	\$6,500.00	1/02/24	#1144	
<b>TOTAL TO RESERVE ACCOUNT</b>	<b>\$6,500.00</b>			
Nationwide	\$710.00	6/28/24	#1155	Liability, D&O insurance
<b>TOTAL INSURANCE</b>	<b>\$710.00</b>			
Bank charge (stop payment)	\$35.00			Check #1146 to TPS
<b>TOTAL MISC.</b>	<b>\$35.00</b>			
<b>TOTAL OPS ACCT EXP</b>	<b>\$31,596.16</b>			

## 2024 Reserve Account Expense Statement (December 31, 2024)

TPS	\$613.14	02/7/24	#2005	Secondary Drain Basin Repair
Sokol Landscaping	\$6,250.00	2/20/24	#2006	Retaining Wall at Entrance
Sokol Landscaping	\$6,925.00	3/06/24	#2008	Retaining Wall at Entrance
<b>TOTAL RES ACCT EXP</b>	<b>\$13,788.14</b>			

**Attachment 3: HOA Financial Summary as of 12/31/2024**

**THE VIEWS OF ASHEVILLE HOA  
2024 INCOME & EXPENSES (OPERATING ACCOUNT) (Dec. 31, 2024)**

Beginning Account Balance 1/1/24		<b>\$14,057.87</b>	
	2023	2024 Actual <u>Actual</u>	2024 <u>Annual BUDGET</u>
<b>ANNUAL INCOME</b>			
Dues	\$24,750.00	\$ 27,500.00	\$27,500.00
Non-dues (Account Interest)	\$4.79	4.69	
Special Assessment-Invasive Vines on DVD	\$1,624.00		
<b><u>TOTAL INCOME</u></b>	<b><u>\$26,378.79</u></b>	<b><u>\$27,504.69</u></b>	
<b>EXPENSES</b>			
Landscaping	\$16,126.07	\$16,415.10	\$16,200.00
Legal/Acct./Banking	\$350.00	\$5,170.00	\$1,400.00
Taxes/Fees	\$2,497.77	\$2,766.06	\$2,570.00
Reserve Acct Funding	\$4,750.00	\$6,500.00	\$6,500.00
Insurance	\$706.00	\$710.00	\$750.00
Total Misc.	\$1,112.31	\$35.00	\$80.00
<b><u>TOTAL OPERATING ACCOUNT EXPENSES</u></b>	<b><u>\$25,542.15</u></b>	<b><u>\$31,596.16</u></b>	<b><u>\$27,500.00</u></b>
<b>OPERATING ACCOUNT BALANCE</b>		<b>\$9,966.40</b>	

**THE VIEWS OF ASHEVILLE HOA  
2024 INCOME & EXPENSES (RESERVE ACCOUNT)  
(December 31, 2024)**

Beginning Account Balance 1/1/24		<b>\$9,659.99</b>
	2023	2024 Actual <u>Actual</u>
<b>INCOME/TRANSFER</b>		
Annual Funding	\$4,750.00	\$6,500.00
Interest Income	\$1.89	\$0.95
<b><u>TOTAL INCOME</u></b>	<b><u>\$4,751.89</u></b>	<b><u>\$6,500.95</u></b>
<b><u>Balance Before Expenses</u></b>	<b><u>\$9,709.99</u></b>	<b><u>\$16,160.94</u></b>
<b>EXPENSES</b>		
	\$50.00	613.14 \$13,175.00
<b><u>TOTAL RESERVE ACCOUNT EXPENSES</u></b>	<b><u>\$50.00</u></b>	<b><u>\$13,788.14</u></b>
<b>RESERVE ACCOUNT BALANCE</b>		<b>\$2,372.80</b>

**Attachment 4: HOA 2025 Budget (as approved)**

			Expenses as of	Balance projected on
<b>HOA ACCOUNTS BALANCE</b>			<u>11/15/2024</u>	<u>12/31/2024</u>
	Operating Account		\$26,973.83	\$9,759.02
	Reserve Account		\$13,788.14	\$2,372.72
	<b>Total</b>		<b>\$40,761.97</b>	<b>\$12,131.74</b>
<b>2025 INCOME</b>				
	<b>Annual Assessment of \$1,150</b>			<b>\$31,625</b>
	(\$150 increase for landscape, stormwater, insurance and completing revision of HOA Bylaws and CCRs )			
<b>2025 OPERATING ACCOUNT EXPENSES</b>				
	TPS Landscaping Contract		\$10,942	
	Includes Mow, Edge, Blow every 7 days, Bed Maintenance, Pruning along DVD, storm water ditch inspections and upkeep			
	Grass maintenance / rejuvenation (3xWeed/Fertilizer, Lime)		\$804	
	Landscaping Improvements to HOA common land (TBD, could be Mulch or improvements)		\$1,535	
	Arborist - Tree pruning/removal (storm damage, disease, or appearance along DVD)		\$2,913	
	Arborist - Invasive vine removals		\$850	
	<b>Landscaping</b>			<b>\$17,044</b>
	Tax Prep (Dixon Hughes)		\$450	
	Legal Advice (ASK Law)		\$1,000	
	Revision & Recording HOA bylaws and CCRS		\$2,100	
	<b>Legal, Accounting, Banking</b>			<b>\$3,550</b>
	Stormwater System		\$3,000	
	<b>Taxes / Fees</b>			<b>\$3,000</b>
	Nationwide		\$825	
	<b>Insurance</b>			<b>\$825</b>
	HOA Website (renewal not until 2027)		\$0	
	Postage/Supplies/Misc		\$60	
	Annual Meeting		\$30	
	<b>Miscellaneous Expenses</b>			<b>\$90</b>
	<b>TOTAL OPERATING ACCOUNT EXPENDITURES</b>			<b>\$24,509</b>
	<b>RESERVE ACCOUNT FUNDING</b>			<b>\$6,500</b>
	Restore Operational Account		\$616	<b>\$616</b>
	<b>TOTAL EXPENDITURES</b>			<b>\$31,625</b>
<b>2025 RESERVE ACCOUNT EXPENSES</b>				
	Stormwater system inspection			Unk
<b>FUTURE RESERVE ACCOUNT EXPENSES</b>				
	Stormwater system repairs			Unk
	secondary stormwater transfer basin inlet in 4+ years			Unk