12 Oaks Annual HOA Board Meeting

(April 2024) 4/23/2024

| Attendance | Yes / No |
|------------|----------|
| | |

Kenny Stout Yes/No
Brian Anderson Yes/No Meeting commenced: 7:05

Mike O'Neill

James Hamilton

Jack Catlin

Brian Sanders

Steve Puccini

Mike Kaufman

Raymon Whittington

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

Agenda items:

Total Month Bills

Financial updates - March 2024

| Balance February 28th March Bills | \$59,377.92 \$4,125.39 | | |
|--------------------------------------|---------------------------|---|---------|
| Past Dues/Liens Collected | \$0.00 | Number of Unpaid Dues | 23 |
| Dues Collected in March | 45 | Total Uncollected Amount | \$6,095 |
| Total Dues Collected | \$11,925.00 | Percent Dues Collected | 90% |
| March Interest | \$10.87 | | |
| Balance March 31st | \$67,188.40 | | |
| Capital Projects Balance | \$0.00 | Final payment submitted/cleared in Feb, | |
| Working Balance | \$67,188.40 | | |
| | | | |
| March Bills | | | |
| Water | \$31.23 | | |
| Utilities | \$102.79 | | |
| Breeden's Lawn Care | \$3,714.00 | | |
| Web annual Fees | \$200.00 | Austin Echsner (ck #1966) | |
| 502 DBA | \$77.37 | Front wall security cameras internet | |
| | | | |

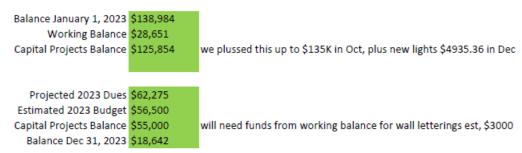
\$4,125.39

TWELVE OAKS RESIDENT A

| COMMI | NITY ASSOCIATION | | Account #### | ##9555 | |
|---|---|---|---|---|--|
| COMMUNITY ASSOCIATION Beginning Balance on 3/01/24 + Deposits and other Credits (8) Interest Paid - Checks and other Debits (7) Service Charges Ending Balance on 3/31/24 | | \$ \$ \$ \$ | 59,377.92 11,935.87 10.87 4,125.39 0.00 | Days in Period Annual Percentage Yield Earned Average Daily Balance Average Daily Balance for APY YTD Interest Paid | 31 0.20% 64,224.00 64,223.13 27.73 |
| | | \$ | 67,188.40 | | |
| CHECKS | & OTHER DEBITS | | (* indicates bi | reak in check sequence) | |
| Check # | Date | Amount C | | | |
| 1966 | 3/04 | 200.00 | heck # Date | Amount Check # Date | Amount |
| 0110 oil # | | | neck # Date | Amount Check # Date | Amount Amount |
| 1966 Date 3/01 | 3/04 Description BREEDEN'S LAWN C | 200.00 BILL PAY | | Amount Check # Date | Amount 3,714.00 |
| 1966 Date | 3/04 Description BREEDEN'S LAWN C CITYMTWASHINGTOI | 200.00 BILL PAY VUMS DRAF | | Amount Check # Date | Amount |
| 1966 Date 3/01 3/15 | 3/04 Description BREEDEN'S LAWN C CITYMTWASHINGTOI TWELVE OAKS @, HO | 200.00 BILL PAY N/UMS DRAF DMEOWN | | Amount Check # Date | Amount 3,714.00 31.23 |
| 1966 Date 3/01 | 3/04 Description BREEDEN'S LAWN C CITYMTWASHINGTOI | 200.00 BILL PAY NUMS DRAF DMEOWN SALT RIVER | | Amount Check # Date | Amount 3,714.00 |

2024 Approved Budget

| Item | 2024 Budget | 2023 Spend | Increase/Decrease | Difference | Justification |
|---|-------------|------------|-------------------|------------|--|
| Regular Dues | | | | | |
| Water / Utilitiies | \$2,500 | \$2,388 | Increase | \$112 | |
| Landscaping | \$35,000 | \$30,742 | Increase | \$4,258 | Need bids for future service |
| Clubhouse Activities | \$2,500 | \$389 | Increase | \$2,111 | |
| New Trees/Bushes/Plants for landscaping | g \$1,500 | \$150 | Decrease | \$1,350 | tree removal and replacement |
| Security | \$600 | \$0 | Same | \$600 | security cameras cloud storage |
| Legal Fees | \$5,000 | \$3,093 | Increase | \$1,907 | Additional cases we have to be prepared for. |
| Insurance | \$1,785 | \$1,263 | Increase | \$522 | Nationwide 11/7 notice of premium increase 25% |
| Christmas Decorations (Replace Lights) | \$3,000 | \$1,200 | Increase | \$1,800 | |
| Miscellaneous | \$4,615 | \$3,427 | Decrease | \$1,188 | |
| Total | \$56,500 | \$42,652 | | | _ |



Front Wall Update

Mike O'Neill provided an update on the front wall and sign completion. He thanked all who helped and provided a special thank you to Steve Puccini for the coordination of the large Twelve Oaks signs.

Future plans include pressure washing the bridge and, when funding is available, replacement of the lights on the bridge.

Landscape Update

Mike O'Neill provided an update on the need to replace some of landscape items that were transplanted from the original front wall. He is working with Breeden's Lawn to have this completed in the near future.

Playground Discussion and Action Plan

After discussing the cost of an ideal solution, it was decided to replace the existing playground structure with a similar playground solution. It was decided that the solution would not exceed \$14,500.

Complaints Since Last Meeting

Complaints submitted prior the meeting have been resolved.

Mailbox Paint Discussion

There was an open-ended discussion of mailbox paint colors. The Paint Color specified by our Developer is 'Hunter Green' and it's available at Ace Hardware in pre mixed quarts.

Public Discussion Items

- There was discussion of a Black Truck speeding in our neighborhood. The suggestion was made to contact the Police via the non-emergency number and request extra patrols in the area where the speeding occurred.
- It was decided that the Yard Sale date would be May 18th.

Executive Session - Was held.