

Hendrix Place

Annual 2023 HOA Meeting

WELCOME

Please sign in at the check in table.

Review your information in the directory and make any necessary changes.

Have a seat and the meeting will start soon.

Please save all questions until the end of each slide.

Ask your question and we will discuss briefly. We have a lot to cover.

Agenda – Carl V

- Introduction
- Financials
- Accomplishments in 2022
- Plans for 2023
- Pool
- Covenants
- Questions

Board Introductions – Carl V

- Carl Vandembark, President
- Carl Scott, Vice President
- Dee Ann Pierce, Treasurer/Secretary
- Gary Bergmann, ACC
- Secretary – looking for volunteers

Committee Introductions – Carl V

- Maria McGilvray, Pool
- Stoney Thomas, Pool
- Carrie Vandembark, Pool
- Debra Douthitt, Welcoming Committee

Financials – Dee Ann



- Review Financials
- 2023 HOA Dues have been mailed to all homeowners
- Due date is April 1, 2023
- Currently have one lien outstanding
- Collections

Hendrix Place Annual HOA Meeting

A	B	C
<i>Hendrix Place Homeowners Association</i>		
<i>Financial Report</i>		
<i>Paid through 12/31/22</i>		
Account Description	Actual Paid/Collected for 2022	Budget Purposed for 2023
Income:		
Carried over prior year	\$7,514.12	\$8,429.24
Dues Collected	\$24,815.00	\$26,125.00
Back Dues		\$1,325.00
TOTAL INCOME:	\$32,329.12	\$35,879.24
Expenses:		
Administrative Expenses (stamps, pool party, website, etc)	\$749.00	\$750.00
Landscape Maintenance	\$4,140.00	\$4,200.00
Lawn of Month- Holiday Gift Cards	\$275.00	\$275.00
Liability Insurance	\$2,124.00	\$2,200.00
Pool Electricity	\$1,901.10	\$2,000.00
Pool maint (chemicals, service, cleaning, upkeep)	\$4,996.61	\$5,000.00
Property Taxes	\$31.93	\$50.00
Street Lights	\$5,784.16	\$5,800.00
Subd. Upkeep & Main (pinestraw, pressure wash, plants, signs, etc)	\$1,200.37	\$1,500.00
Pool Roof/ Trees at Pool/Entrance	\$0.00	\$0.00
Water	\$2,697.71	\$2,500.00
TOTAL EXPENSES	\$23,899.88	\$24,275.00
		\$11,604.24
<i>Hendrix Place Homeowners Association</i>		
Future Projects		
Pool Liner (approx 4 years)		\$8,000.00
Trees along Hendrix Road by 2nd Entrance (next 1 to 2 years)		\$10,000.00
Retention Pond (2023)		\$2,000.00
Repair pool deck (next 1 to 2 years)		\$1,000.00
Irrigation at second entrance (after trees are removed)		\$6,000.00
		\$27,000.00

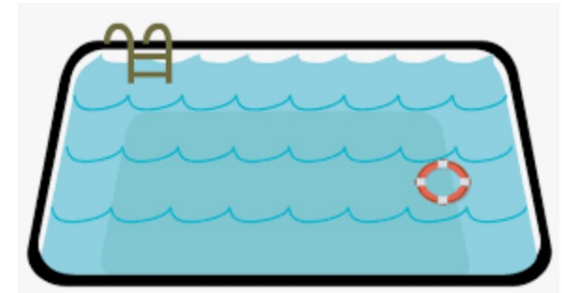
Accomplishments in 2022 – Carl S

- Power washed fence along Hendrix Road
- Planted flowers at first entrance by Hendrix Place sign
- Yard of the Month – May, June, July, August
- Christmas Decoration Contest
- Painted entrance strips for stop and turn lanes
- Abandon vehicle at pool was towed
- Power washed both entrance signs
- Power washed curbs at each entrance – per homeowner request



Pool Accomplishments 2022 – Carl S

- Pressure washed pool house, bathrooms, and concrete around pool.
- Pool was basically maintenance free this year with new pool company.



Plans for 2023 – Carl V

- Have sprinkler system repaired
- Plant flowers at front entrance – the cold weather killed existing flowers
- Power wash fence along Hendrix Road
- Update parking lot lines at pool
- Complete new Covenants
- Complete new Bylaws
- Schedule meeting to vote on new Covenants and Bylaws
- Investigate cost on updating community entrance signs



Plans for 2023 (cont'd) – Carl V

- Power wash pool house, bathrooms, and concrete around pool
- Landscape retention ponds in the fall
- Welcome new homeowners with Welcome Basket
- Yard of the Month – May, June, July, August
- Christmas Decoration Contest
- New lock for pool gate



Covenants – Carl V

- We are working with a new law firm to finish the Covenants and Bylaws.
- We should have them back in the next few weeks.
- We will need a minimum of 36 homes represented to vote.

