

# Los Nogales Condo Association

Annual Meeting: January 20, 2021

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# Meeting Agenda

1. 2020 Review
2. 2021 Objectives
3. Financial Update
4. Proposed Bylaw Changes
5. Questions

# Los Nogales Board

President: Shane Cronin

Vice President: Kevin Vitez

Treasurer: Jason ZumBerge

# 2020:

## Community Improvements in 2020

### **Process Improvements:**

1. Significantly reduced trash costs as a result of community utilizing locks (saving about \$5,000 annually due to decrease in illegal dumping)

### **Building & Grounds Improvements:**

1. Removed large tree from courtyard.
2. Planted over a dozen new trees.
3. Painted laundry and utility rooms/cleaned out utility room
4. Installed cedar around front and back gates, which dramatically improved security and enhanced the cosmetic appearance of the complex
5. Completed installation of box lights in corridors

# Hot Topics in 2021

1. Community Safety (everyone needs to use basic safety precautions and report suspicious activity)
  - Never leave gates open or share codes with non-residents. Also note, we have separate codes for our vendors to provide extra security measures.

# 2021 Scheduled Improvements

## 1. **Landscaping**

- a. Gravel for all flower beds (delayed due to excess water charges)
- b. Exploring security cameras
- c. Exploring community-wide wifi

# 2021 Financial Update

Los Nogales Condo Association				Budget	Actual	Budget					Budget	Actual	Budget
Expenses	2017	2018	2019	2020	2020	2021	Income	2017	2018	2019	2020	2020	2021
Board Payments	\$5,412	\$4,800	\$750	\$0	\$0	\$0							
Contract Labor	\$10,897	\$13,582	\$8,168	\$8,000	\$8,275	\$8,500	Monthly Dues	\$72,083	\$86,671	\$130,515	\$83,496	\$117,477	\$83,496
Insurance	\$22,393	\$26,104	\$29,008	\$28,000	\$28,000	\$28,700	Special Assessmt				\$28,000		
Legal & Accounting	\$7,094	\$8,000	\$0	\$600	\$590	\$800					\$111,496		
Materials & Supplies	\$82	\$98	\$28,949	\$5,000	\$4,312	\$5,000							
Office Expenses	\$0	\$200	\$97	\$150	\$0	\$150							
Other Business	\$265	\$407	\$842	\$800	\$736	\$800							
Repairs and Maint.	\$29,435	\$45,819	\$44,219	\$3,000	\$2,875	\$3,000							
Improvements				\$17,000	\$14,151	\$12,000							
Utilities	\$28,754	\$27,566	\$31,192	\$30,000	\$48,710	\$38,000							
<b>Total Expenses</b>	<b>\$104,332</b>	<b>\$126,57</b>	<b>\$143,22</b>	<b>\$92,550</b>	<b>\$107,649</b>	<b>\$96,950</b>	<b>Net Income</b>	<b>-\$32,249</b>	<b>-\$39,905</b>	<b>-\$12,710</b>	<b>\$18,946</b>	<b>\$9,828</b>	<b>-\$13,454</b>

# 2021 Assessment and Dues Increase

## **Possible Assessment:**

Possible Assessment for final repairs and to replenish reserves (\$15,000)

## **Possible Dues Increase (for increased water expenses):**

Must drastically reduce water expenses or dues will have to increase to pay for additional usage. (2020 water usage was more than 50% increase than 2019).



# Homeowner Insurance

- All owners are required to carry individual homeowner insurance.
- You can easily upload your latest insurance documents to FrontSteps.
- Title the upload like this: Unit # - First Last i.e. Unit 1015 - Jane Smith

# 2021: Annual Voting Topics

**Submit Votes via  
FrontSteps:**

## **Voting:**

1. Board Positions
2. Smoke-Free Community (inside units and in common areas, within 25 feet of buildings)

## **Important Items to Remember:**

1. Any owners that are not current on their monthly dues or fines are not eligible to vote
2. If you have issues casting vote on a mobile device you may need to log-in to your account on a PC (laptop/desktop).