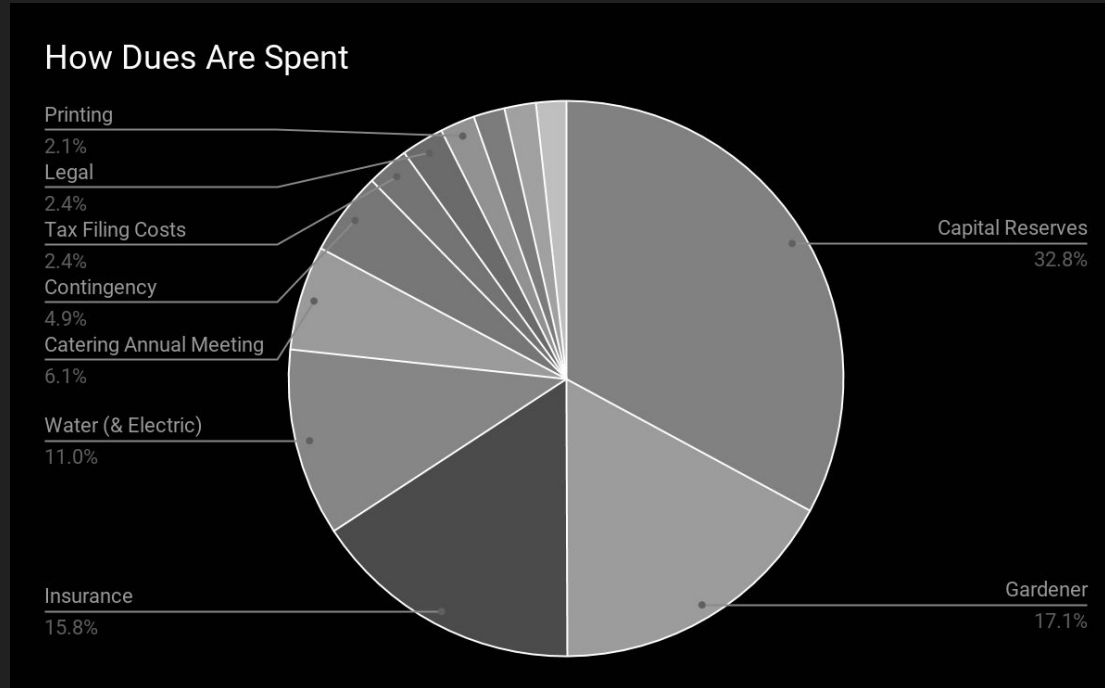


# ODHA Annual Member Meeting 2020

# Agenda

- ODHA Financials (5 min)
- Completed Major Projects (5 min)
- Planned Major Projects (5 min)
- Security (10 min)
- Halloween (10 min)
- Removal of Eucalyptus Trees (10 min)

# Typical Budget



# 2020 / 21 Annual Budget

	20/21 Budget	Var. to PY Act	19/20 Actual
Operating Budget			
Park Maintenance	\$7,000	\$189	\$6,811
Insurance	\$6,500	\$904	\$5,596
Utilities	\$4,500	\$513	\$3,987
Annual Meeting	\$2,500	\$370	\$2,130
Taxes and Filing Fee	\$1,000	-\$535	\$1,535
Legal	\$1,000	-\$1,000	\$2,000
Printing	\$850	\$291	\$559
Guard Svc. (Halloween)	\$750	\$120	\$630
Directory	\$750	\$750	\$0
Post Office Box	\$176	\$0	\$176
Postage	\$150	\$150	\$0
Web Site	\$150	-\$39	\$189
Property Tax	\$100	-\$1,840	\$1,940
Cameras	\$50	\$50	\$0
State Filing Fees	\$50	\$15	\$35
Bank fees	\$25	\$1	\$24
Waste Removal	\$0	\$0	\$0
Reserve Study	\$0	-\$1,150	\$1,150
Contingency	\$2,000	\$2,000	\$0
Refunds	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$27,551</b>	<b>\$789</b>	<b>\$26,762</b>
<b>Req. Capital Funding</b>	<b>\$13,472</b>	<b>\$392</b>	<b>\$13,080</b>
<b>Total</b>	<b>\$41,023</b>	<b>\$1,181</b>	<b>\$39,842</b>

Receipts (Dues & Fees):  
\$39,000

# 2020 Reserve Study Review

- Required by State Law every 3 years
- A licensed engineer inspects all assets of an HOA and estimates the following:
  - The life of each asset
  - The remaining useful life
  - The replacement cost
- The engineer then estimates the HOA's needed reserve balance and funding

## ODHA Status at Time of Report

Starting Reserve Balance (6/1/20): \$50,292

Ideal Reserve Balance: \$90,401

% Funded: 55%

All Asset Replacement Costs: \$143,640

Rec. Reserve Contribution per month: \$1,090

Rec. Special Assessment: \$0

# 2020 - 5 Year Capital Plan - Reserve Study

2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25
<ul style="list-style-type: none"><li>• Fire Clean-up</li><li>• Park Improvements</li><li>• Roadway Assessment</li></ul>	<ul style="list-style-type: none"><li>• Maintain / Repair Road</li><li>• Maintain Basketball Ct.</li><li>• Play Area Base</li><li>• Wood Signs</li></ul>	<ul style="list-style-type: none"><li>• Replace Benches</li><li>• Replace Trash Receptacle</li></ul>		<ul style="list-style-type: none"><li>• Old Park Irrigation</li><li>• Drinking Fountain</li></ul>
\$50,000	\$31,000	\$3,000		\$ 14,000

# Completed Major Projects

- 2020 Wildfire fuels reduction (\$9,000):
  - Lift up Oleanders 18", cut back, create spacing with trees
  - Park Trees: Maintain 6' vertical air gap, create 18" horizontal air gap, clear to creek slope
  - Dalewood Sign Trees: Create 6' air gap, remove dead limbs
- Park Improvement (\$28,444)
  - Expand irrigation system
  - Amend soil, plant and mulch berm
  - Install metal bender board for new plantings
- Community Directory (\$1,040)

# Upcoming Major Projects

- Roadway asphalt maintain / repair
  - Assessment this year
  - Evaluate if roadbase is sufficient for commercial traffic
- 2021 Fuels reduction program
  - MOFD's concern with Diablo View area is increasing
  - The park is a 2.4 acre undeveloped parcel - requires a minimum of 30' fuel brake on all edges to any developed parcel
  - Unexpected, unbudgeted, unplanned cost
  - May require an assessment instead of further reducing reserves



# Security

- Security Camera Upgrade
- Neighborhood Watch

# Halloween Security / Activity Options

- Post security on the park road.
- Post security on the park road and restrict access to homeowners only.
- Post security at Lombardy and Happy Valley. Stop traffic entering the Downs. Advise closed for Halloween, drive cautiously for pedestrians and the park road is closed to all non-Orinda Downs members. Post security at Park.
- Post security at the intersections of Lombardy / Dalewood and Sundown / Happy Valley and restrict all access (including homeowners unfortunately @ ~6pm). This is the only way the city will permit us to close the public roads.



# Eucalyptus Tree - Fire Hazard Severity Zones

