

# *Autumnwood Property Owners Association Annual Report - October 12, 2020*

## **Current Board Members**

***Duane Lockas – President***

***Kim Czyz – Treasurer***

***Jim Smith – Secretary***

***John Nelson – Board Member***

***Lori Kimes – Board Member***

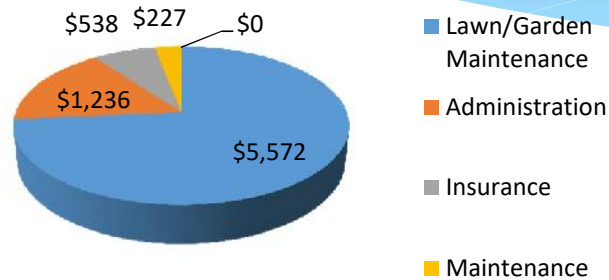
*Autumnwood Property Owners Association  
Annual Report – Executive Summary  
October 12, 2020*

Since our last Property Owners Association (POA) meeting on September 11, 2019 a number of issues have been addressed and resolved as follows:

- \* Discussion regarding the upkeep and maintenance of the out lots and berm was pursued and the decision to transfer ownership of these lots, where possible, was determined to be the best long term solution for the POA. The decision to transfer the ownership of these lots to the adjacent property owners and quick claim deeds was agreed to by 70 of the property owners (see ballot tally), as well as 100% agreement of the adjacent property owners. Actual tally by property owners on file. We received no votes against the proposal and 70 votes in favor. 2/3 vote needed for approval (63 votes minimum).
- \* The process is now in the final legal stages and should be completed before the end of October 2020. The savings to the POA is estimated to be approximately \$1200 annually in maintenance costs. With the legal fees and other expenses to move ownership of these parcels the payback was estimated to be approximately 3 years. This was a good decision for the POA. The covenants were amended to reflect the changes to the out lots as part of this work by the board.
- \* The basin area and dam for the water egress/detention area from Autumnwood is now being maintained by a licensed and bonded service and kept in check. We have no more issues with debris or brush growth as this is now under contract for cleanup several times per year. This year with the Derecho Storm coming through there were a number of trees and limbs that fell and required additional clean up. While this event certainly affected many of us individually it also impacted our POA, adding costs to the lawn and garden maintenance. With the transfer some of the out lots we will see a slight decrease in the annual maintenance costs but with the added cost of upkeep on the basin we are seeing this cost as a wash overall. Fortunately we are able to keep within our budget without the need to look to increasing our assessment fees. Our goal will always be to find a way to decrease our costs and avoid raising assessment fees. If in the future we see the need assess less or more we will do so as required. At present it appears the assessment fees are adequate.
- \* Other costs to the POA included entrance sign maintenance. administration costs and legal fees.
- \* Property assessments went out a bit later (June) this year mostly because of the Pandemic. To date we have received all assessment fees. Thank you everyone.
- \* The issue of sidewalk completion in the neighborhood was brought up this spring as many homebound found themselves spending more time walking around the area. As a result of shared concerns, the board agreed to send out letters to lot owners with responsibility to complete the sidewalks. Several lot owners will be encouraged to complete the walkways on their adjacent lots. (See board meeting minutes from June 29, 2020 posted on website for details <https://autumnwoodpoa.com/apoa-board-notes>)
- \* The board has selected a new Attorney to represent the POA this year. Tom Ganiere will be representing the POA until further notice.

# Autumnwood Property Owners Association - Financials -

## 2020 YTD Sum of Expenses



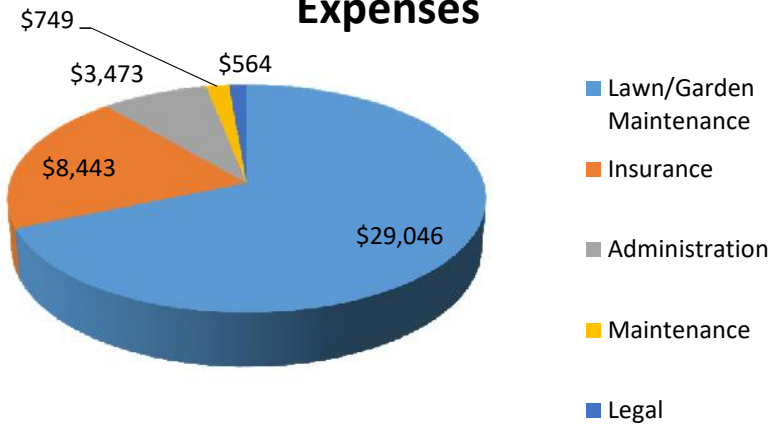
Year 2020

Row Labels	Sum of Expenses	Sum of Deposits
Lawn/Garden Maintenance	\$5,572	\$0.00
Administration	\$1,236	\$0.00
Insurance	\$538	
Maintenance	\$227	
POA Assessments	\$0	\$9,006.95
<b>Grand Total</b>	<b>\$7,573</b>	<b>\$9,006.95</b>

**Account  
Balance as of  
10/05/2020  
\$13,286.31**

# Autumnwood Property Owners Association - Financials -

**2015 - 2020 YTD Sum of Expenses**



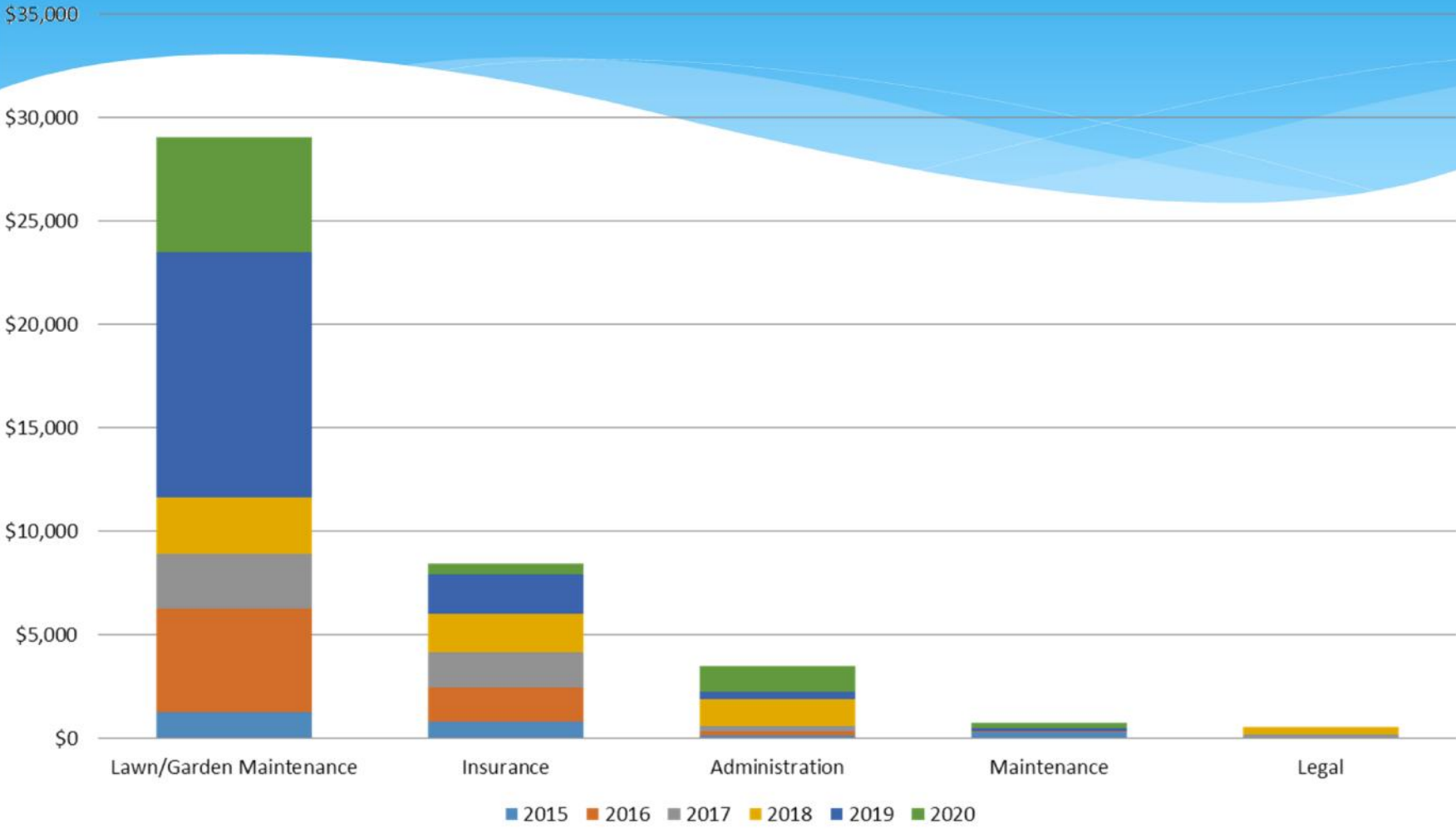
Year	(All)
<b>Row Labels</b>	<b>Sum of Expenses</b>
Lawn/Garden Maintenance	\$29,046
Insurance	\$8,443
Administration	\$3,473
Maintenance	\$749
Legal	\$564
<b>Grand Total</b>	<b>\$42,276</b>

Sum of Expenses						Sum of Deposits						Total Sum of Expenses	Total Sum of Deposits
2015	2016	2017	2018	2019	2020	2015	2016	2017	2018	2019	2020		
\$2,563	\$6,858	\$4,743	\$6,288	\$14,251	\$7,573	\$1,129	\$9,844	\$9,400	\$9,100	\$9,000	\$9,007	\$42,276	\$47,480

# Autumnwood Property Owners Association - Financials -

Row Labels	Column Labels						Sum of Deposits					
	Sum of Expenses						2015	2016	2017	2018	2019	2020
	2015	2016	2017	2018	2019	2020	2015	2016	2017	2018	2019	2020
Lawn/Garden Maintenance	\$1,298	\$4,965	\$2,616	\$2,776	\$11,819	\$5,572						\$0
Insurance	\$787	\$1,682	\$1,682	\$1,877	\$1,877	\$538						
Administration	\$162	\$197	\$231	\$1,285	\$363	\$1,236						\$0
Legal			\$214	\$350								
Deposit							\$943	\$9,844	\$9,400			
POA Assessments						\$0	\$186			\$9,100	\$9,000	\$9,007
Maintenance	\$316	\$14			\$192	\$227						
<b>Grand Total</b>	<b>\$2,563</b>	<b>\$6,858</b>	<b>\$4,743</b>	<b>\$6,288</b>	<b>\$14,251</b>	<b>\$7,573</b>	<b>\$1,129</b>	<b>\$9,844</b>	<b>\$9,400</b>	<b>\$9,100</b>	<b>\$9,000</b>	<b>\$9,007</b>

# Autumnwood Property Owners Association YOY Expense



# *Autumnwood Property Owners Association Annual Report October 11, 2020*

## **2021 Proposed Budget**

<b>Lawn care/maintenance, grass cutting, fertilizer, etc.</b>	<b>\$2,300.00</b>
<b>Ravine Maintenance</b>	<b>\$1,500.00</b>
<b>Insurance</b>	<b>\$600.00</b>
<b>Legal Fees</b>	<b>\$3,000.00</b>
<b>Postage</b>	<b>\$175.00</b>
<b>Post Office Box Rental</b>	<b>\$120.00</b>
<b>Secretary of State Filing Fee</b>	<b>\$10.00</b>
<b>Miscellaneous expenses</b>	<b>\$500.00</b>
<b>Total estimated expenses</b>	<b>\$8,205.00</b>

### **Budget Notes:**

Lawn care/maintenance annual cost reduced due to ownership transfer of outlots

Insurance cost reduced by changing providers

Legal expenses increased due to cost of transferring outlots

