

# Southern Pointe TOA

2023 Annual Meeting



A close-up photograph of a person's hands writing on a document with a pen. The background is blurred, showing what appears to be a meeting or office setting. The word "Agenda" is overlaid in large white text on the left side of the image.

# Agenda

## Introductions

- Board Members
- Sage

## Purpose of the HOA

## 2022 Review

## 2023 Budget Review

## Additional HOA items

## Elections - 1 Board Member

## Questions

# HOA Board

And

# Sage

**Cathy Coleman**

11504 S 113TH AVE,  
PAPILLION, NE 68046

**Sharon Medcalf**

11208 SLAYTON ST,  
PAPILLION, NE 68046

**Connie Norton**

11478 S 113TH AVE,  
PAPILLION, NE 68046

**Joe Schmidt**

Sage HOA Services  
402-249-4003

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# Purpose of the HOA

Homeowners Associations are designed to manage common or shared property, protect owners' property values, provide services to residents, and develop a sense of community through social activities and amenities.

Southern Pointe TOA has several areas that it manages:

- Lawn Care
- Snow Removal
- Trash Removal
- Sprinkler turn on and off

# 2022 Year in Review - 2023 going forward

- Summer of 2022 Changed to Sage HOA Services
- Fall 2022 - Sage did a financial review of the HOA
  - Sage loaned the HOA \$2768 to pay vendors
  - Increased HOA dues to \$135
  - Stabilized the debt without assessments
  - Approved 2023 Budget
- 2023
  - Paid Sage back \$1568 (payment plan for rest)
  - TOA to be completed
  - New Website ([www.southernpointetoa.com](http://www.southernpointetoa.com))

# 2023 Budget

Dues Income	\$2,700	\$2,700	\$2,835	\$2,835	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$34,830
<b>Total for Income</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$2,835</b>	<b>\$2,835</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$2,970</b>	<b>\$34,830</b>
<b>Expenses</b>													
Bank Fees	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
Insurance	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Lawn Care: Fertilization	\$0	\$0	\$640	\$640	\$0	\$0	\$640	\$640	\$0	\$640	\$0	\$0	\$3,200
Lawn Care: Mowing	\$0	\$0	\$1,450	\$1,450	\$1,800	\$1,450	\$1,450	\$1,800	\$1,450	\$1,450	\$0	\$0	\$12,300
Management Fees	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Postage and Delivery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33	\$33
Snow Removal	\$1,500	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,500	\$6,000
Sprinkler Turn On/Off	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$0	\$880	\$0	\$0	\$1,615
Taxes					\$375								\$375
Trash Removal	\$340	\$340	\$357	\$357	\$374	\$374	\$374	\$374	\$374	\$374	\$374	\$374	\$4,386
<b>Total for Expenses</b>	<b>\$2,860</b>	<b>\$1,760</b>	<b>\$3,867</b>	<b>\$3,602</b>	<b>\$2,969</b>	<b>\$2,244</b>	<b>\$2,884</b>	<b>\$3,234</b>	<b>\$2,244</b>	<b>\$3,764</b>	<b>\$1,794</b>	<b>\$2,327</b>	<b>\$33,549</b>
<b>Net Operating Income</b>	<b>-\$160</b>	<b>\$940</b>	<b>-\$1,032</b>	<b>-\$767</b>	<b>\$1</b>	<b>\$726</b>	<b>\$86</b>	<b>-\$264</b>	<b>\$726</b>	<b>-\$794</b>	<b>\$1,176</b>	<b>\$643</b>	<b>\$1,281</b>

# Additional Items to note

- If you feel a contractor has damaged your property, please bring it to the attention of Sage. Sage can then properly communicate with the vendor, assess the situation and work with the vendor on a proper solution.
- Reminder, the HOA only turns on and off the sprinkler system. If you need adjustments or have broken heads please contact a sprinkler vendor.
- Dogs are great, but please remember that their waste is your responsibility, not your neighbors.
- Building/landscaping changes please send to Sage via the website

Elections



Questions?