

2019 MONROE COURT HOME OWNERS ASSOCIATION

Meeting Presentation

January 31, 2019 - 7:00 pm

Skippack Administration Building



Agenda

- **Welcome**
- **Meeting Objective and Goals**
- **Oppenheimer Financial Update**
 - Yale Saltzman, CFP
- **2018 Community and Project Review**
- **2018 Financial Review – Actual v. Budget**
- **2019 Planning and Projects**
- **2019 Budget Discussion**
- **Nominations and Voting**
- **Open Discussion**
- **Adjourn**

2018 Year in Review

- Vendor Review and Evaluation
 - **NEW: Blue Tree – Landscaping**
- Final Major Vendor Service List
 - Blue Tree: Landscaping
 - Advanced Disposal: Trash and Recycling
 - Gold Hammer: Snow Removal
 - Premier Management: Property Management
- Board Engagement
 - Active Board of Directors
 - Monthly Conference Calls
 - Quarterly Face to Face Meetings
 - Website Actively Updated
 - Rules and Regulation Review
 - Facebook Monitoring
 - Proactive Actions for the Community

2018 Capital Projects

- Soil and Erosion filler at curb lines and various other locations across the community.
- Heavy Landscaping including:
 - Trees trimmed as needed
 - Removal of Dead and/or damaged trees around entrance to community
 - Over-seeding and aeration of community to promote heavy, new grass growth
 - Lime applications to correct the pH of the soil in the community
- Additional landscaping was added in spots requiring tree replacements with proper substitutions as recommended by Blue Tree
- Replaced the damaged light post
- Repaired entrance signage for community

2018 Budget to Actual

KEY ASSUMPTIONS

- 149 Units x \$115.00 x 12 Months = \$205,620.00. Capital Contributions Assumption – 7 Homes Sold X \$800 = \$5,600.
- Capital Reserve Increase to \$25,000 for 2014 – Requirement is 10%. Capital Reserve increased to \$50,000 in 2018 for future planning

Vendor and Service	Budget	Actual	+/- Variance
Gold Hammer Cabling / (Snow Removal)	\$30,000.00	\$26,415	\$3,585.00
Strouse Landscaping/Wilkie/Blue Tree/Moyer (Landscaping and Lawn Treatments)	\$40,000.00	\$67,402.19	(\$27,402.19)
Advanced Recycling (Trash and Recyclables Pick-up)	\$28,500.00	\$29,641.58	(\$1,041.98)
Premier Management (Community Management)	\$19,200.00	\$20,292	(\$1,092.00)
PECO (Electricity for Street Lights / Entrance)	\$1,900.00	\$1,151.39	\$748.61
Petty Cash (On Hand Cash for Emergencies)	\$1,000.00	\$706.76	\$91.24
Various Vendors (John Rockwood/Other Electricians)	\$4,750.00	\$1,748	\$1,000.00
Nationwide Insurance (Community Insurance)	\$2,468.00	\$2,487	(\$19.00)
Premier Management (Coupon Books)	\$350.00	\$373.40	(\$19.00)
North Penn Water Authority (Fire Hydrant Maintenance)	\$552.00	\$552.00	\$0.00
IRS (Taxes Owed)	\$3,000.00	\$2,743.69	\$256.31
Legal (TBD)	\$4,000.00	\$0.00	\$4,000.00
Monroe Court (Capital Reserve)	\$50,000.00	\$50,000	\$0.00
TOTAL	\$186,520.00	\$203,415.41	(\$16,895.41)



2019 Monroe Court Budget

VENDOR	SERVICE	AMOUNT	\$115 Fee Allocation %
Gold Hammer Cabling	Snow Removal	\$30,000.00	14.20%
Blue Tree	Landscaping	\$55,000.00	26.04%
Advanced Disposal	Trash/Recycling	\$30,500.00	14.44%
Premier Management	Community Management	\$24,000.00	11.36%
PECO	Electric	\$1,000.00	0.47%
Premier Management	Printing	\$300.00	0.14%
USPS	Postage	\$325.00	0.15%
Petty Cash	Lights, administrative, etc.	\$848.00	0.40%
TBD	General Repairs	\$7,500.00	3.55%
Nationwide Insurance	Insurance	\$2,500.00	1.18%
Premier Management	Coupon Books	\$375.00	0.18%
North Penn Water Authority	Fire Hydrant Maintenance	\$552.00	0.26%
IRS	Taxes	\$3,000.00	1.42%
TBD	Legal	\$5,000.00	2.37%
USPS	PO Box	\$320.00	0.15%
Monroe Court	Capital Reserve	\$50,000.00	23.67%
	Total	\$211,220.00	100.00%

149 Units X \$115.00 X 12 months = \$ 205,620.00 + Capital Contributions estimate 7 homes X \$800 (\$5,600) = \$211,220.00

2019 Capital Project Forecast

- All road signs and posts will be removed and replaced with brand new secured units.
- All light posts will be painted and refreshed.
- Mailbox areas will be painted and refreshed.
- Sidewalk Repairs and being reviewed and RFP's are in the process of being requested.
- Power Washing and further landscaping improvements are being discussed.
- Future road/court resurfacing and repair is being reviewed.
 - Costs will be reviewed and anticipate a 3 to 5 year plan for review by the HOA yearly.
Potential Target Start – 3Q 2019



Monroe Court
Skipack PA

Thank You