

A photograph of a brick wall with a sign that reads "BERSOT CROSSING". The sign is white with black lettering. The wall is made of dark red bricks. In the background, there are green trees and a clear blue sky. A black lamppost is visible on the right side of the wall.

Welcome to Bersot Crossing Homeowners Association

2024 Annual Meeting

12 Nov 2024 7:00PM

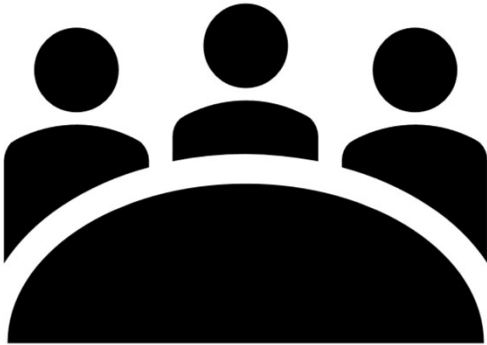
Agenda

- Welcome
- Introduction of 2024 Board
- Homeowner Contact
- Year in Review
- Treasurer's Report
- Proposed 2025 Budget
- Flock Question
- Election of Officers
- Question and Answer Time



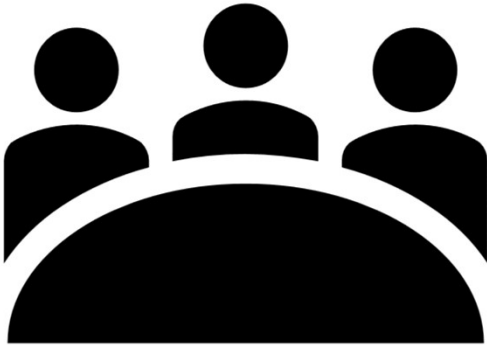
Introduction of 2024 Board

- Michelle Byrd – President
- Sarah Lakin – Vice President
- Richard Graves – Treasurer
- Jillene Hollingsworth- Assistant Treasurer/Assistant Secretary
- Bianca Payne - Assistant Treasurer
- Ben Hanzlik - Secretary



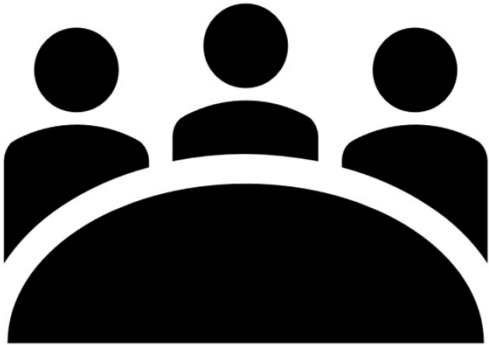
Introduction of 2024 Board

- Michelle Byrd – President



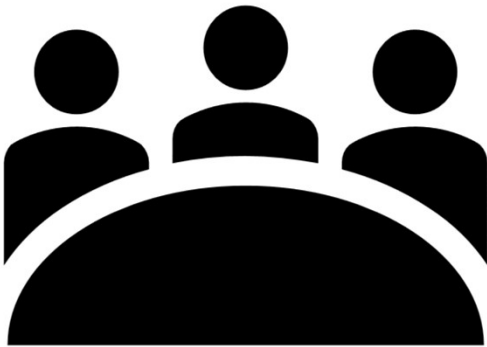
Introduction of 2024 Board

- Sarah Lakin – Vice President



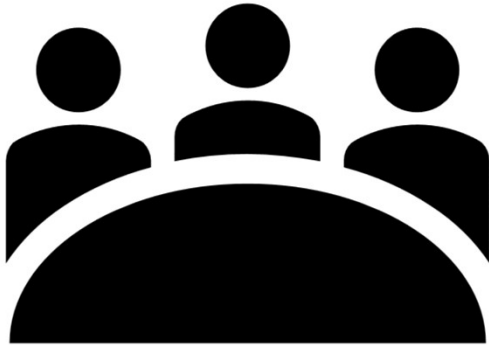
Introduction of 2024 Board

- Richard Graves – Treasurer



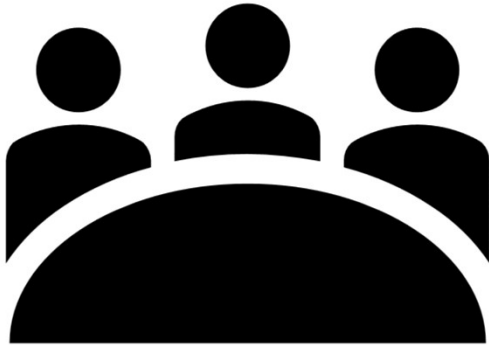
Introduction of 2024 Board

- Jillene Hollingsworth- Assistant Treasurer/Assistant Secretary



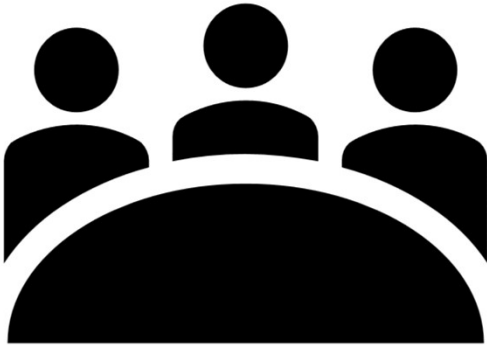
Introduction of 2024 Board

- Bianca Payne - Assistant Treasurer



Introduction of 2024 Board

- Ben Hanzlik - Secretary



Year in Review

- 10 ACRs & home improvement requests
- 3 home sales
- Fence Refurbish Project
- 2 rentals converted to owner-occupied
- June Community Yard Sale
- Removal of 2 dead trees in common areas
 - NW corner of pond-Westport/Odell/Hanover/Abbey
 - Common area behind the shelter
- Compliance Committee in Start-up



Treasurer's Report

- We operated at a deficit of -\$6,993 (not assuming additional payments)
- 112 late invoices
- Few unexpected expenses

	Budgeted	Notes	Actual
<u>Income</u>			
Total	\$66,240	HOA Assessment - 184 homes \$90 quarterly	112 late invoices \$55,645
<u>Transfer In</u>			
Total	\$30,000	One Time Transfer in from Business Money Market (Designated for Fence Repair/Replace Project)	\$30,000
<u>Grounds Maintenance</u>		Proposed Contract includes: 28 Mows, Mulch, Chemicals for Trees, Shurbs & Turf (4 rounds). Pruning Trees & Shrubs (Twice) Seasonal Spring and Fall Clean Up	
Total	\$25,530	Combined with Common Area Maintenance	
<u>Common Area Maintenance</u>		Includes-Front Entrance Flowers, Lighting Maitenance, Pond Treatment of Alge & Weeds and Fountain Maintenance(Clean, Removal & Storage) Extra Mow & Dead Tree Removal & Fountain Repair	Dead Tree \$3,028.00 Extra Mow \$2585.00 Fountain Repair \$ 655.00 \$28,384
Total	\$25,530		
<u>Security</u>			
Total	\$7,500	Flock Security - Security Cameras	\$6,420
<u>Recreation</u>			
Total	\$550	Shelter & Playground Maintenance	\$0
<u>Social</u>			
Total	\$650	Event Expense, Annual Meeting Space & Community Yard Sale Signs	\$678
<u>Utilities</u>			
Total	\$7,800	Electric - Street Lights and Fountain	\$8,661
<u>Administration</u>			
Total	\$3,045	PNC Services, Annual Corporate Report, Postage, Copies, Printing Supplies. Wesite Hosting & Email, Accounting (1099's & Tax Prep)	\$3,402
<u>Legal</u>			
Total	\$1,750	Legal Expenses-Corporation and Collections	\$266
<u>Insurance</u>			
Total	\$5,500	Property and Liability	\$7,355
<u>Bad Debt</u>			
Total	\$1,500	Bad Debt	\$0
<u>Other</u>			
Total	\$10,668	Reserve Funding- Based on 5 year reserve study	\$10,668
<u>Fence</u>			
Total	\$30,000	One Time - Repair or Replace Fence	\$26,803
<u>Budget Totals</u>			<u>Actual Totals</u>
Credits Total	\$96,240		\$85,645
Debits Total	\$94,493		\$92,638

Treasurer's Report

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<u>Income</u>			
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<u>Grounds Maintenance</u>			
Total	Combined with Common Area Maintenance	Proposed Contract includes. 28 Mows, Mulch, Chemicals for Trees, Shurbs & Turf (4 rounds). Pruning Trees & Shrubs (Twice) Seasonal Spring and Fall Clean Up	Combined with Common Area Maintenance
<u>Common Area Maintenance</u>			
Total	\$25,530	Includes-Front Entrance Flowers, Lighting Maitenance, Pond Treatment of Alge & Weeds and Fountain Maintenance(Clean, Removal & Storage) Extra Mow & Dead Tree Removal & Fountain Repair	Dead Tree \$3,028.00 Extra Mow \$2585.00 Fountain Repair \$ 655.00 \$28,384
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<u>Common Area Maintenance</u>			
Total	\$25,530	Includes-Front Entrance Flowers, Lighting Maitenance Pond Treatment of Alge & Weeds and Fountain Maintenance(Clean, Removal & Storage) Extra Mow & Dead Tree Removal & Fountain Repair	Dead Tree \$3,028.00 Extra Mow \$2585.00 Fountain Repair \$ 655.00 \$28,384
<u>Security</u>			
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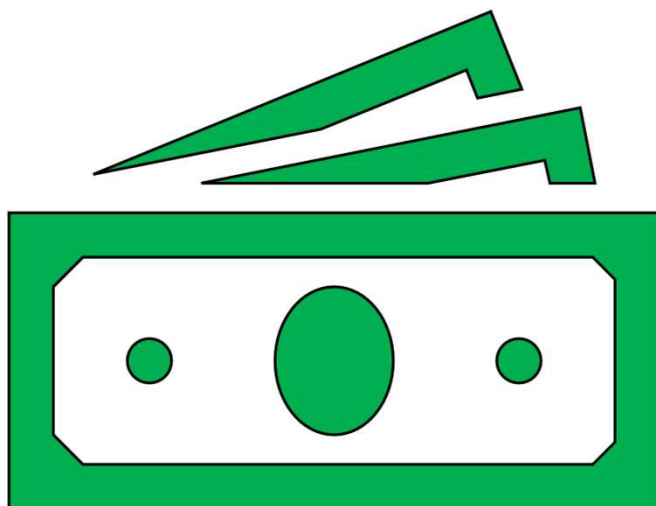
Treasurer's Report

<u>Utilities</u>	Total	\$7,800	Electric - Street Lights and Fountain	\$8,661
<u>Administration</u>	Total	\$3,045	PNC Services, Annual Corporate Report, Postage, Copies, Printing Supplies. Website Hosting & Email, Accounting (1099's & Tax Prep)	\$3,402
<u>Legal</u>	Total	\$1,750	Legal Expenses-Corporation and Collections	\$266
<u>Insurance</u>	Total	\$5,500	Property and Liability	\$7,355
<u>Bad Debt</u>	Total	\$1,500	Bad Debt	\$0
<u>Other</u>	Total	\$10,668	Reserve Funding- Based on 5 year reserve study	\$10,668
<u>Fence</u>	Total	\$30,000	One Time - Repair or Replace Fence	\$26,803
<u>Budget Totals</u>				<u>Actual Totals</u>
	Credits Total	\$96,240		\$85,645
	Debits Total	\$94,493		\$92,638

Treasurer's Report

<u>Utilities</u>	Total	\$7,800	Electric - Street Lights and Fountain	\$8,661
<u>Administration</u>	Total	\$3,045	PNC Services, Annual Corporate Report, Postage, Copies, Printing Supplies. Wesite Hosting & Email, Accounting (1099's & Tax Prep)	\$3,402
<u>Legal</u>	Total	\$1,000	Legal Fees	\$266
<u>Insurance</u>	Total	\$5,000	PNC Service Fees & Business Tools	\$7,355
<u>Bad Debt</u>	Total	\$1,000	Snail Mail & Office Supplies	\$0
<u>Other</u>	Total	\$10,000	PO Box Rental, Mailing & Printing Supplies, Postage	\$10,668
<u>Fence</u>	Total	\$30,000	Electronic Office Supplies	\$26,803
<u>Budget Totals</u>			Website, Email & Zoom	
	Credits Total	\$96,000	Tax Prep	\$895
	Debits Total	\$94,000		
			<u>Actual Totals</u>	\$85,645
				\$92,638

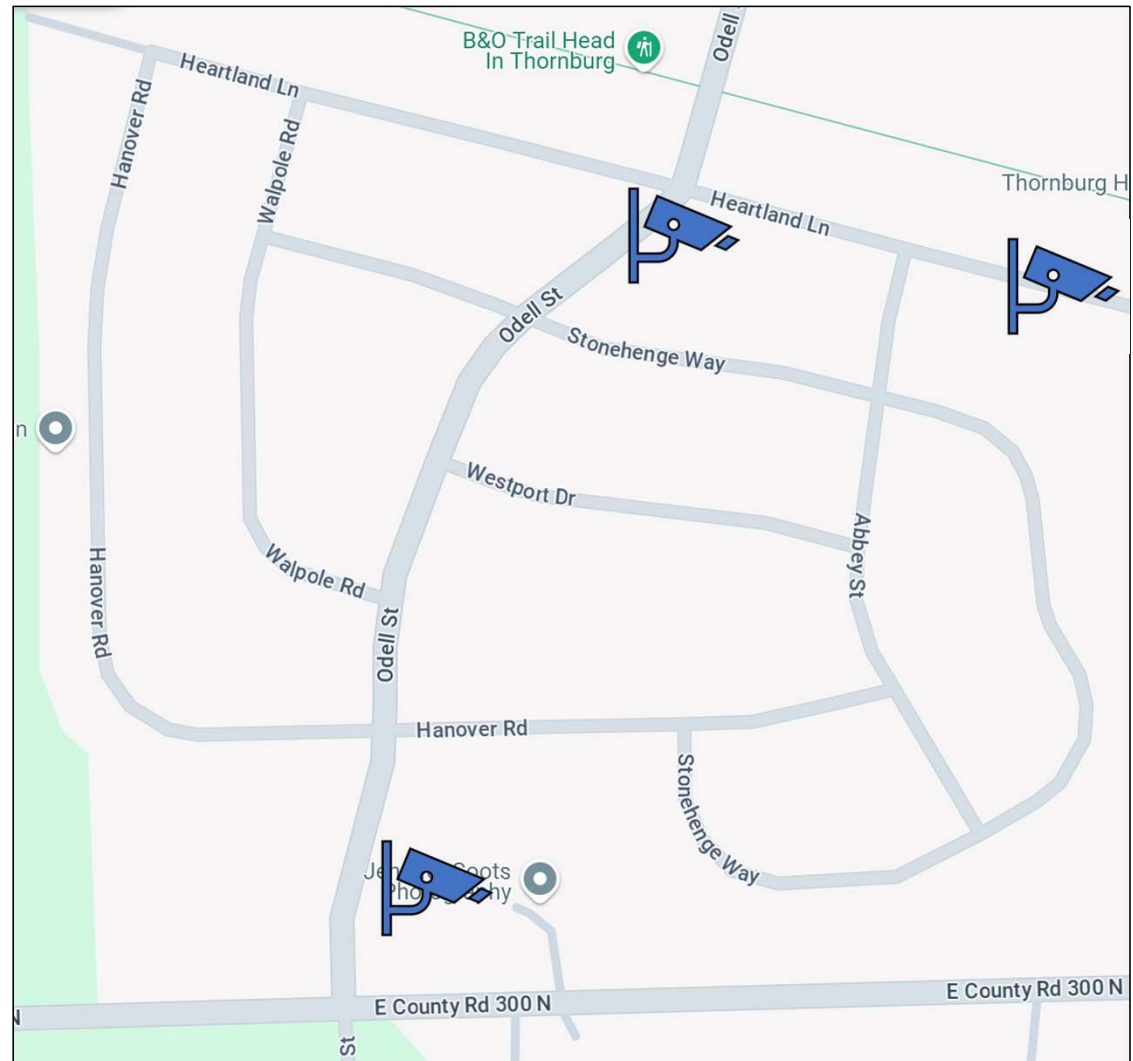
Proposed 2025 Budget



2025 Proposed Budget		
	Total	Notes
<u>Income</u>		
<u>Dues</u>	Total \$66,240	HOA Assessment - 184 homes \$90 quarterly
<u>Savings Interest Total</u>	\$8	
<u>Expenses</u>		
<u>Grounds Maintenance</u>	Total \$20,680	Proposed Contract includes. 28 Mows, Mulch, Chemicals for Trees, Shurbs & Turf (x4). Pruning Trees & Shrubs (Twice) Seasonal Spring and Fall Clean Up. Front Entrance Flowers.
<u>Common Area Maintenance</u>	Total \$4,850	Includes-Front Entrance Lighting Maintenance, Pond Treatment of Alge & Weeds and Fountain Maintenance(Clean, Removal & Storage)
<u>Recreation</u>	Total \$550	Shelter & Playground Maintenance
<u>Social</u>	Total \$650	Event Expense, Annual Meeting Space & Community Yard Sale Signs'
<u>Utilities</u>	Total \$8,920	Electric - Street Lights and Fountain
<u>Administration</u>	Total \$3,245	PNC Services, Annual Corporate Report, Postage, Copies, Printing Supplies. Website Hosting & Email, Accounting (1099's & Tax Prep)
<u>Legal</u>	Total \$1,750	Legal Expenses-Corporation and Collections
<u>Insurance</u>	Total \$6,757	Property and Liability
<u>Bad Debt</u>	Total \$1,500	Bad Debt
<u>Other</u>	Total \$10,668	Reserve Funding- Based on 5 year reserve study
<u>Security</u>	Total \$8,025	Flock Security - Security Cameras
<u>Budget Totals</u>		
Credits Total	\$66,240	Credits/Debits Difference Indicates a Projected deficit of \$1,347
Debits Total	\$67,595	

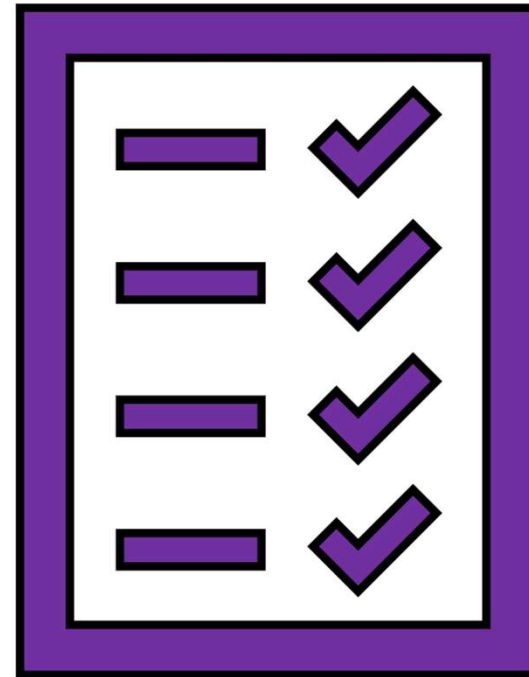
Flock Cameras

- 3 Cameras
- Board has not accessed in 2024
- Waiting on Police reply
- 25,261 unique vehicles in past 30 days
- \$8025.00 Annually



Election of Officers

Indicate the selection
of person(s) listed on
the ballot or write in a
homeowner to
indicate your vote for
that person(s) not
already on the ballot



Question and Answer Time



Homeowner Contact

- We ask all residents to provide email and phone numbers to make board business easier and less costly to carry out.
- HOA the board will only use the contact information you provide to carry out HOA business.
- The HOA will not share your information with marketers or vendors
- We have no desire to bombard our community with an overwhelming amount of emails.

