HOMEOWNER'S ASSOCIATION ZOOM MEETING APRIL 29, 2022,

6:00PM-7:00PM

Dave's View at Martin's Bluff





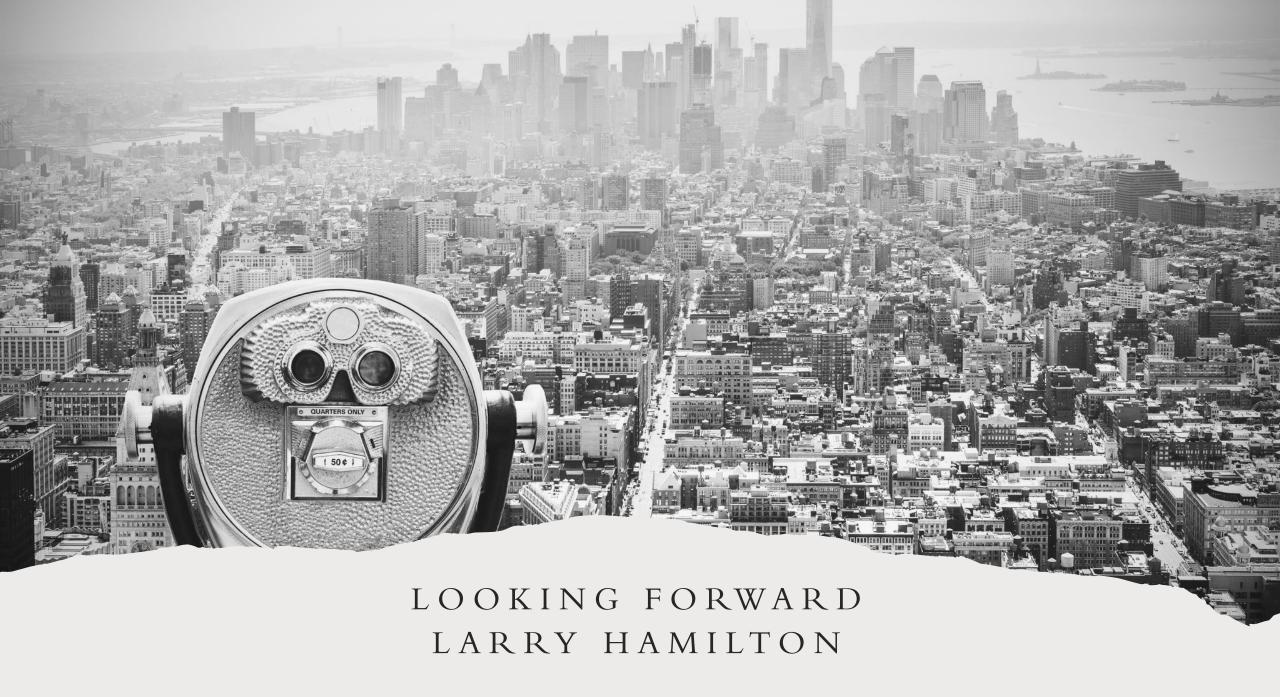
AGENDA

Greetings/New Property Owners	5m	Larry
Prior Meeting Minute Approvals	5m	Larry
Financial Report	10m	Stephanie
Looking Forward	15m	
 Maintenance & Planning 		Larry
 Property Maintenance 		Larry
 Community Care 		Larry
 New Board Member Opportunity 		Larry
 Website Updates 		Larry
Questions and Comments	20m	All
Meeting Adjourned		

FINANCIALS

Treasurer Stephanie Moore







MAINTENANCE PLANNING

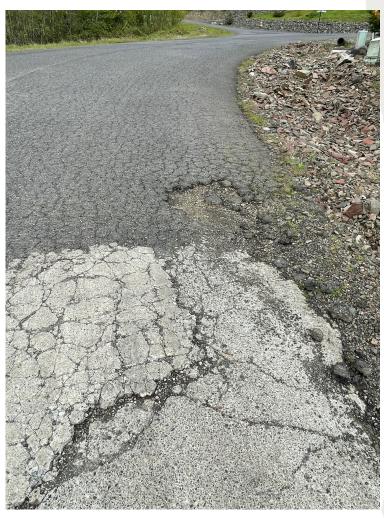
What's up for this year?

- Road Committee to continue long/short term strategies/plans for improving/repairing our roads.
- Explore Speed limit signs (25mph).
- Place reflectors and/or reflective lines on the roads to ensure safety and visibility at night.
- Remove overgrowth from utility access roads.
- Bioswale Maintenance
- Community Entry Gate

NEXT ROAD REPAIRS AGENDA

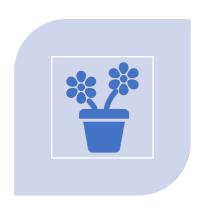






PROPERTY MAINTENANCE

Striving to maintain your property on a regular schedule is a key step to beautifying the entire community



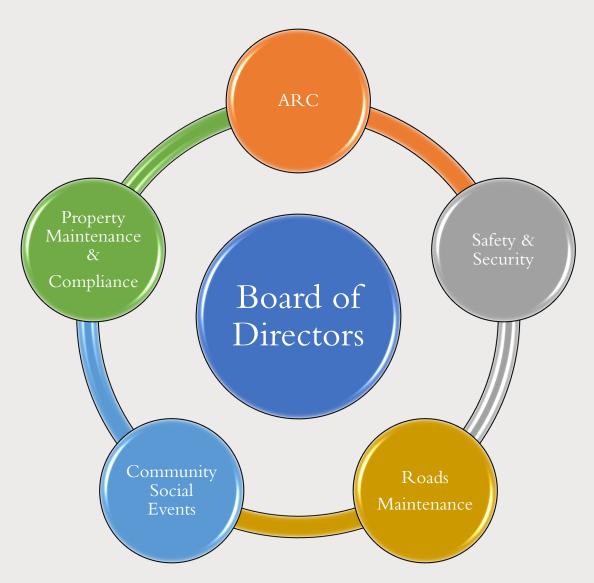




WORK TO KEEP BRUSH AND INVASIVE PLANTS UNDER CONTROL CONTINUE TO WORK ON OR IMPROVE YOUR LANDSCAPE PLAN LEVERAGE COMMUNITY
RESOURCES FOR
CONTRACTORS AND IDEAS



COMMUNITY CARE



DAVE'S VIEW COMMUNITY WEBSITE

UPDATES

DVatMBHOA



AUGUST 30, 2023

DAVE'S VIEW AT MARTIN'S BLUFF BOARD OF DIRECTORS

Larry Hamilton (President)

Ryan Hendrickson (Vice President)

Mark Zerbach (Secretary)

Stephanie Moore (Treasurer)



TBD Member

AUGUST 30, 2023

DAVE'S VIEW AT MARTIN'S BLUFF ARCHITECTURAL REVIEW COMMITTEE

James Moore (Chairperson)

Mark Uhart (Secretary)

Paula Hamilton (Member)

Richard Wood (Member)

James Bauserman (Member)



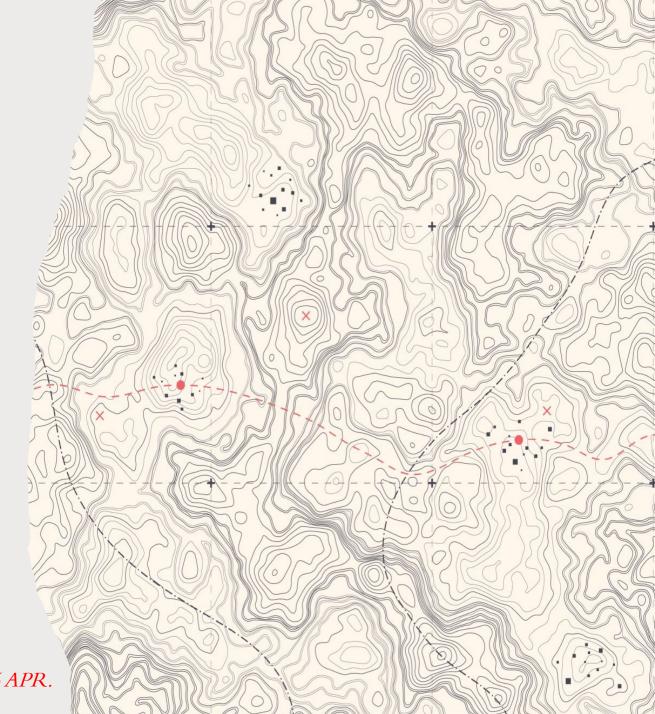
ASSESSMENTS

Annual HOA Dues

HOA Annual Dues of \$725.00 per Lot as recognized by the 2006 Plat Map for Phase 2 and Phase 3. Annual HOA Dues must be paid in full by January 15 every year.

Special Assessment

In 2019, a 5-year HOA Special Assessment was voted on and approved by the Lot owners. The first payment was due on June 15, 2020, with final payment due on June 15, 2024. The HOA Special Assessment of \$600.00 per lot is due on June 15, 2022. The HOA Special Assessment must be paid in full by June 15, 2024.



Payments received after the due dates will be charged interest at 12% APR.

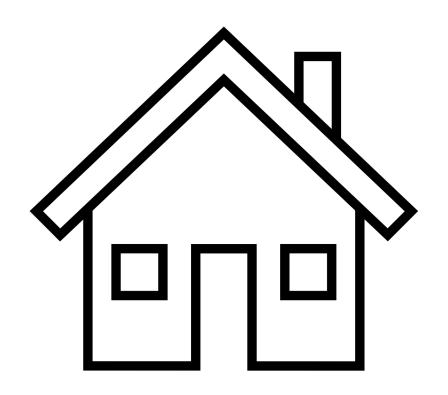






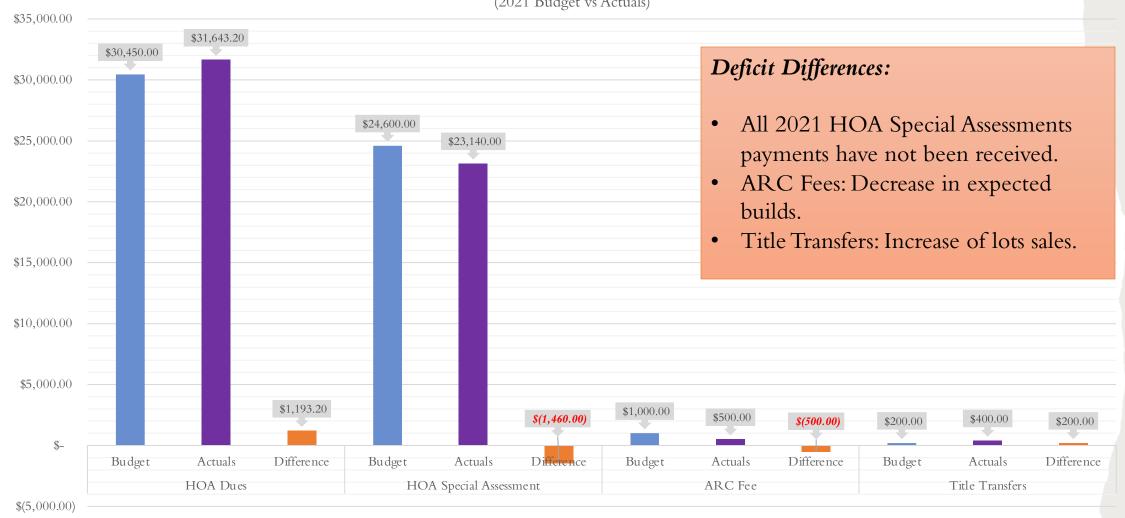
DAVE'S VIEW AT MARTIN'S BLUFF HOA

2022 Budget



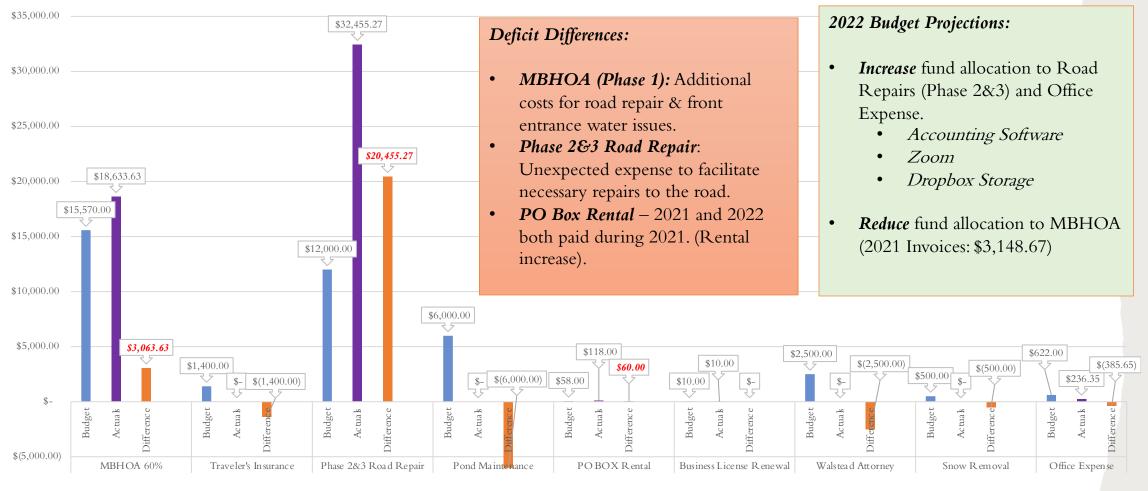
Dave's View at Martin's Bluff HOA Income

(2021 Budget vs Actuals)



Dave's View at Martin's Bluff Expenses

(2021 Budget vs Actuals)



\$(10,000.00)

2021 Daves View at Martin Bluff HOA Budget vs Actuals / 2022 Daves View at Martin Bluff HOA Approved Budget

INCOME		2021 BUDGET	2021 ACTUALS	DIFFERENCE	2022 BUDGET
	HOA DUES	\$30,450	\$31,643.20	\$1,193.20	\$30,450
	HOA SPECIAL ASSESSMENT	\$24,600	\$23,140	(\$1,460)	\$24,600
ļ	ARC FEE	\$1,000	\$500	(\$500)	\$250
ľ	TITLE TRANSFERS	\$200	\$400	\$200	\$200
	TOTAL INCOME	\$56,250	\$55,683.20	(\$566.80)	\$55,500

ENSE	2021 BUDGET	2021 ACTUALS	DIFFERENCE	2022 BUDGET
МВНОА (60%)	\$15,570	\$18,633.33	(\$3,063)	\$2,580
TRAVELERS INSURANCE	\$1,400	\$1,504	(\$104)	\$1,580
ROAD REPAIR (PHASE 2&3)	\$12,000	\$32,455.27	(\$20,455)	\$30,000
POND MAINTENANCE	\$6,000		\$6,000	\$6,000
PO BOX RENTAL	\$58	\$118	(\$60)	\$62
BUSINESS LICENSE RENEWAL	\$10	\$10	\$0	\$10
ATTORNEY	\$2,500		\$2,500	\$2,500
SNOW REMOVAL	\$500		\$500	\$1,400
OFFICE EXPENSE	\$622	\$236.35	\$386	\$1,000
** Account Software				(\$50.00 per Month)
**Dropbox Storage				(\$205 Annual)
**Zoom				(\$150 Annual)
**Postage				
**Miscellaneous Expenses				
TOTAL LIABILITIES	\$38,660	\$52,956.95	(\$14,297)	\$45,132



	2021	2022
NET INCOME	\$2,726.25	\$10,368
EXPENSE DEFICIT	(\$14,297)	

FUTURE BOD MEETING TOPICS

Update CC&R's

Review/Update Reserve Study

Accounting Software

SECURITY GATE

- 1. Establish a Safety and Security Committee
- 2. As a part of the committee, research and present the following items:
 - a) Approximate Gate Cost and installation
 - b) Necessary Functions to fit our community
 - c) Integration/cost for county services (Fire/Police)
 - d) Integration with delivery services (UPS, Fedx, etc.)
 - e) Approximate monthly electrical costs
 - f) System and access management
 - g) Annual Maintenance
 - h) Present findings to the BOD

footnote: Spoke with Martin's Bluff Community/Phase 1, there have been discussions regarding a security gate at the entrance of Dave's View Drive.



2021 ROAD REPAIRS

BEFORE

Drone Shots by Steve Linder



