

*Discovery Home
Owner's Association*

Woodmen Rd



*2008
Annual
Meeting*

Board of Directors

- Randy Cubero President
- Jerry Farney VP & Treasurer
- Vinai Thummalapally Chair ACC
- Dave Adair Director/ACC
- John Dwors Chair CCC
- John Weidner Director/CCC
- Lynn Sim Dir/Webmaster
- Jan Doran Administrator/Sec

Discussion on Owners Handbook

- **Purpose:** To clarify and update Covenants-Article III/Uses and Restrictions
- **Part I:** Update Building Materials with ACC guidance.
- **Part II:** Individual Homeowner cases and issues and how they were resolved. Will be guidance of how same issues and cases may be resolved in future.
- **Distribution:** Will be posted on DHOA website (www.discoveryhoa.com) and provided to all Discovery Homeowners.

Reports

Architectural Control Committee (ACC)

- Introduction of Members
- Guidelines in submitting ACC requests
- Timely Submission of Requests
- Internet/website approval procedures
- ACC approved signs
- Request for members

Project



APPROVED

Architectural Control Committee

Discovery

HOA

Reports

Covenant Compliance Committee

- Commercial vehicles and RV's/campers
- Landcaping
- Weeds and unsightly yards
- Parking on areas other than driveways
- Violation notification procedures
- Purchase of Video Camera
- Request for members

Reports

Administrator

- Minutes from 2007 Annual Meeting – **Vote**
- FireWise
- Street Sign Removal
- Property Sales & Foreclosures
- Animals

Neighborhood Animals





10.11.2007 12:31







Does anyone recognize this yard?
These photos came from the Woodmen Edition.

Reports

Treasurer

- 2008 Financial Report and Proposed 2009 Budget - **Vote**
- FireWise mulching project - **Vote**
- Voluntary Police contributions - **Vote**
- Other Contributions - **Vote**

Financial Report 2008

- **SAVINGS ACCOUNT:**

• Beginning Balance (October 31, 2007)	\$14,954.45
• Interest	95.47
• Transfers – Savings to Checking	<u>(4,500.00)</u>
• Ending Balance (October 31, 2008)	\$10,549.92

- **CHECKING ACCOUNT:**

• Beginning Balance – October 31, 2007	\$5,662.65
• Transfers – Savings to Checking	4,500.00
• Income	<u>14,995.31</u>
• <i>Sub-Total</i>	\$25,157.96
• Less Expenses	(16,102.39)
• Ending Balance – October 31, 2008	\$9,055.57

• TOTAL SAVINGS & CHECKING	\$19,605.49
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Financial Report 2008

• <u>INCOME</u>	
• Discovery Dues, 2008	\$9,876.00
• Police Contributions	3,465.00
• Other Contributions	533.00
• Lien Releases	458.87
• Title Company Fees	300.00
• CONO Repayment	<u>362.44</u>
• TOTAL INCOME	\$13,947.93
• <u>EXPENSES</u>	
• Police Patrol	\$3,592.00
• Administrator (Jan Doran)	2,875.00
• Insurance	1,384.00
• P.O. Box Rent/Bulk Mail Rate Fee	343.00
• Postage	369.82
• Newsletter/Copies/Supplies	837.17
• Legal	1,365.50
• CONO Loan	362.44
• Annual Meeting	2,716.81
• Miscellaneous (Cono Dues, Jazz in the Park)	726.65
• Street Sign Removal	<u>1,530.00</u>
• TOTAL EXPENSES	\$16,102.39

PROPOSED 2009 BUDGET

• PROJECTED INCOME:	
• Assessments (329 properties @ \$30.00 per year)	\$9,870.00
• Less Legal Fund – (320 x \$5.00, per Bylaws)	<u>(1,645.00)</u>
• NET INCOME:	\$8,225.00
• ESTIMATED ADDITIONAL INCOME:	
• Title company fees – Lien Releases	\$1,000.00
• Member contributions, “Other”	500.00
• Transfer from Savings	<u>3,500.00</u>
• ADDITIONAL INCOME	\$5,000.00
• <u>TOTAL INCOME</u>	\$13,225.00

PROPOSED 2009 BUDGET

• <u>PROJECTED EXPENSES:</u>	
• Administrators Salary (Jan Doran)	\$3,000.00
• Insurance (Directors & Officers)	1,400.00
• Additional Legal	2,000.00
• Administrative (P.O. Box Rent- Bulk mail permit, office supplies)	500.00
• Postage/Bulk Mailing	500.00
• Newsletters	1,000.00
• Tree/Shrub Chipping and Removal (one day in Spring)	2,000.00
• DiscoveryHOA.com website	75.00
• Annual Meeting	2,500.00
• Miscellaneous (deposit correction, refunds...)	<u>250.00</u>
• <u>TOTAL EXPENSES</u>	\$13,225.00
• Estimated voluntary Police Patrol contributions	\$3,500.00
• Off-duty Police expense (\$27.00 per hour)	3,500.00

Police budget is based on the voluntary contributions by members and supplemented by dues funds as needed.

Reports

Webmaster

- Review new/modified sections on website
 - Pictures
 - News (Newsletters)
- Recognition for attractive homes
 - Featured Properties
 - Recommend homes
- Procedure for submitting ACC request forms

New Business Community Service

Recommendation:

- Provide voluntary community service for those members in need of assistance in maintaining their properties.
- Homeowner in need of assistance will purchase supplies or rent equipment if needed.
- DHOA will coordinate effort and oversee the project to completion.

Closing Remarks

- Our Three Guiding Principles
- Our Need for Your Support/Involvement

“Thank you for attending the 2008 Annual Meeting and please consider joining the ACC or CCC as a Member or the DHOA Board as a Director. If interested, please talk to anyone on the Board before leaving this evening.”