

WOODCREST HOMEOWNER'S ASSOCIATION

GENERAL MEETING

February 19, 2022

AGENDA

1. Call to Order
2. Roll Call
3. Secretary's report
 - Reading of Minutes (July 11, 2020)
4. Treasurer's Report
 - A. 2021 Budget Report
 - B. 2022 Budgets
5. Property Manager's Report
6. Old Business
 - A. Major Projects Completed
 - i. Sidewalks
 - ii. Light Fixtures
 - B. Lawn Care by BCS Lawn and More
 - i. Tree Trimming
 - ii. Holes Filled
 - C. Irrigation System
 - D. Touchup Painting
7. New Business
 - A. Projects for 2022
 - Repair and Painting of Front Timbers (as needed)
 - B. Request for New Owner and/or New Tenant Information
 - C. Privacy Issues
 - D. Other New Business
8. Election of Board of Directors
9. Close Meeting.

WOODCREST HOMEOWNERS ASSOCIATION

MINUTES OF GENERAL MEETING

FEBRUARY 15, 2020

Meeting was not held as the quorum of 17 homeowners was not met. A general discussion by eight attendees on several topics was held.

WOODCREST HOMEOWNER ASSOCIATION

MINUTES OF DUES ASSESSMENT MEETING

JULY 11, 2020

Present were 5 homeowners and 15 proxies

1. Meeting called to order by Michael Green at 10:00 a.m.
2. No Secretary's or Treasurer's reports were read.
3. A short discussion was held on the issue of the dues increase.
4. The vote was taken and the increase passed by a 15 yes to 5 no vote. A two thirds vote was needed for passage.
5. The new dues rate is \$85.00/month starting September 1, 2020.
6. Meeting was adjourned by Michael at 10:30 a.m.

WHOA BUDGET
2021

1/26/2022

	INCOME			SPECIAL	EXPENDITURES					SPECIAL ONE TIME ITEMS				TOTAL BUDG ITEMS
	DUES EXP	DUES ACT	OTHER		PROPMGMT	UTILITIES	INSURANCE	MAINT.	LANDSCAPE	OTHER	LAWYER	SIDEWALK	LIGHTS	
					\$4,200.00	\$2,500.00	\$1,350.00	\$2,000.00	\$14,649.16	\$1,000.00	\$925.00	\$10,240.00	\$1,500.00	\$38,364.16
									\$1,649.16					(8/6/21)
JAN	2720.00	2,595.00			350.00	76.04			1,072.00		525.00			\$2,023.04
FEB	2720.00	2,635.00		3.83	350.00				1,072.22					\$1,422.22
MAR	2720.00	2,930.75			350.00	148.04			1,072.22	60.00				\$1,630.26
APR	2720.00	2,465.00		0.22	350.00	75.33	1,340.00		1,072.22					\$2,837.55
MAY	2720.00	2,805.00			350.00	69.86			1,072.22					\$1,492.08
JUNE	2720.00	2,975.00		3.83	350.00	65.81			1,072.22			10,240.00		\$11,728.03
JULY	2720.00	2,805.00			350.00	78.90		350.00	2,857.44				1,172.71	\$4,809.05
AUG	2720.00	2,635.00			350.00	173.62		1,127.76						\$1,651.38
SEPT	2720.00	2,700.00			350.00	170.53			2,144.44				150.00	\$2,814.97
OCT	2720.00	2,750.00			350.00	185.05		411.35	1,072.22	360.00	300.00		49.73	\$2,728.35
NOV	2720.00	2,635.00			350.00	221.40			1,072.22				150.00	\$1,793.62
DEC	2720.00	2,825.00		1.28	350.00	65.81			1,072.22					\$1,488.03
TOTAL	32,640.00	32,755.75		9.16	4,200.00	1,330.39	1,340.00	1,889.11	14,651.64	420.00	825.00	10,240.00	1,522.44	36,418.58
		ACTUAL TOTAL INCOME			\$32,764.91									
		BUDGET BALANCE			\$0.00	\$1,169.61	\$10.00	\$110.89	-\$2.48	\$580.00	\$100.00	\$0.00	-\$22.44	\$1,945.58

	TOT BANK ACC	TOT BUD BAL	CURR AVAIL	UNC DUES	YR AVAILABLE	DELINQUENT	
01/01/21	\$ 19,358.09		\$19,358.09	\$32,640.00	\$ 51,998.09		July landscape inc mulch
01/31/21	\$ 19,970.27	\$ 22,951.96	\$ (2,981.69)	\$29,920.00	\$ 26,938.31	\$468.83	
02/29/21	\$ 20,862.09	\$ 21,529.74	\$ (667.65)	\$27,200.00	\$ 26,532.35	\$170.00	
03/31/21	\$ 22,517.04	\$ 19,899.48	\$ 2,617.56	\$24,480.00	\$ 27,097.56	\$170.00	
04/30/21	\$ 21,800.46	\$ 17,061.93	\$ 4,738.53	\$21,760.00	\$ 26,498.53	\$340.00	
05/31/21	\$ 23,932.05	\$ 15,569.85	\$ 8,362.20	\$19,040.00	\$ 27,402.20	\$688.00	
06/30/21	\$ 14,431.52	\$ 14,081.82	\$ 349.70	\$16,320.00	\$ 16,669.70	\$0.00	
07/31/21	\$ 12,875.65	\$ 12,421.93	\$ 453.72	\$13,600.00	\$ 14,053.72	\$0.00	
08/31/21	\$ 13,855.46	\$ 10,770.55	\$ 3,084.91	\$10,880.00	\$ 13,964.91	\$85.00	
09/30/21	\$ 13,506.10	\$ 7,955.58	\$ 5,550.52	\$8,160.00	\$ 13,710.52	\$85.00	
10/31/21	\$ 13,082.31	\$ 5,227.23	\$ 7,855.08	\$5,440.00	\$ 13,295.08	\$85.00	
11/30/21	\$ 14,303.71	\$ 3,433.61	\$ 10,870.10	\$2,720.00	\$ 13,590.10	\$0.00	
12/31/21	\$ 15,727.05	\$ -	\$ 15,727.05	\$0.00	\$ 15,727.05	\$0.00	

WHD BUDGET
2021

2/15/2022

	INCOME			SPECIAL	EXPENDITURES						SPECIAL ONE TIME ITEMS		TOTAL BUDG ITEMS	
	DUES EXP	DUES ACT	OTHER		PROPMGMT	UTILITIES	INSURANCE	MAINT.	LANDSCAPE	CAP IMPROV	OTHER	BCS&MORE		
					\$4,200.00	\$2,000.00	\$1,386.00	\$3,000.00	\$15,000.00	\$4,500.00	\$2,000.00	\$3,166.31		\$35,252.31
JAN	2720.00	2,648.50			350.00	68.00			1,072.22			1,975.56		\$3,465.78
FEB	2720.00													\$0.00
MAR	2720.00													\$0.00
APR	2720.00													\$0.00
MAY	2720.00													\$0.00
JUNE	2720.00													\$0.00
JULY	2720.00													\$0.00
AUG	2720.00													\$0.00
SEPT	2720.00													\$0.00
OCT	2720.00													\$0.00
NOV	2720.00													\$0.00
DEC	2720.00													\$0.00
TOTAL	32,640.00	2,648.50	0.00	0.00	350.00	68.00	0.00	0.00	1,072.22	0.00	0.00	1,975.56	0.00	3,465.78
		ACTUAL TOTAL INCOME		\$2,648.50										
		BUDGET BALANCE			\$3,850.00	\$1,932.00	\$1,386.00	\$3,000.00	\$13,927.78	\$4,500.00	\$2,000.00	\$1,190.75	\$0.00	\$0.00 \$31,786.53

	TOT BANK ACC	TOT BUD BAL	CURR AVAIL	UNC DUES	RESERVE	YR AVAILABLE	DELINQUENT
01/01/22	\$ 15,727.05	\$34,252.31	-\$18,525.26	\$32,640.00	\$ 10,000.00	\$4,114.74	
01/31/22	\$ 15,787.85	\$ 31,786.53	\$ (15,998.68)	\$29,920.00	\$ 10,000.00	\$3,921.32	\$0.00
02/29/22			\$ -		\$ -	\$0.00	
03/31/22			\$ -		\$ -	\$0.00	
04/30/22			\$ -		\$ -	\$0.00	
05/31/22			\$ -		\$ -	\$0.00	
06/30/22			\$ -		\$ -	\$0.00	
07/31/22			\$ -		\$ -	\$0.00	
08/31/22			\$ -		\$ -	\$0.00	
09/30/22			\$ -		\$ -	\$0.00	
10/31/22			\$ -		\$ -	\$0.00	
11/30/22			\$ -		\$ -	\$0.00	
12/31/22			\$ -	\$0.00	\$ -	\$0.00	

WHOA END OF YEAR SUMMARY

	INCOME				EXPENDITURES						SPECIAL/SESS/ONE TIME ITEMS		TOTAL BUDG		
	DUES PD	DUES EXPECTD	OTHER	SPECIAL	PROPMGMT	UTILITIES	INSURANCE	MAINT.	MOW/LNDS	IRRIGATION	OTHER				
2009	\$ 18,810.00	\$ 18,240.00	\$10,000.00		\$2,400.00	\$1,632.41			\$9,816.92	\$378.20	\$185.00	\$18,800.00	\$ 2,820.96	\$ 36,033.49	
2010	\$ 17,865.00	\$ 18,240.00	\$ 2.61		\$ 2,400.00	\$ 2,715.44			\$ 9,271.05	\$ 1,117.40	\$ 631.69		\$ 3,761.28	\$ 19,896.86	
2011	\$ 20,277.50	\$ 20,160.00			\$ 2,400.00	\$ 3,520.63			\$ 9,498.38	\$ 698.22	\$ 270.00		\$ 3,761.28	\$ 20,148.51	
2012	\$ 21,050.00	\$ 21,120.00			\$ 2,375.00	\$ 2,781.56		\$ 919.35	\$ 9,341.80	\$ 2,269.46	\$ 625.00		\$ 940.32	\$ 19,252.49	
2013	\$ 20,727.37	\$ 21,120.00		\$ 4,687.50	\$ 2,000.00	\$ 2,774.27		\$ 1,426.00	\$ 8,064.64	\$ 5,270.34	\$ 65.00	\$ 5,922.02		\$ 25,522.27	
2014	\$ 22,220.00	\$ 21,120.00		\$ 1,312.50	\$ 2,400.00	\$ 3,041.15		\$ 240.55	\$ 8,308.21	\$ 82.27	\$ 816.42			\$ 14,888.60	
2015	\$ 22,720.00	\$ 21,120.00			\$ 2,400.00	\$ 3,608.73		\$ 277.00	\$ 8,795.32	\$ 98.51	\$ 245.00	\$ 4,524.85		\$ 19,949.41	
2016	\$ 21,477.12	\$ 21,120.00	\$ 2.37	\$ 19,057.38	\$ 2,400.00	\$ 3,611.43		\$ 75.00	\$ 9,176.66		\$ 269.79	\$ 30,587.50		\$ 46,120.38	
2017	\$ 24,480.00	\$ 24,960.00	\$ 5.77	\$ 8,547.91	\$ 2,400.00	\$ 3,124.50		\$ 183.00	\$ 9,676.31	\$ 232.04	\$ 225.00			\$ 15,840.85	
2018	\$ 27,296.30	\$ 28,800.00	\$ 4.87	\$ 730.70	\$ 2,400.00	\$ 3,695.07	\$ 1,228.00	\$ 45.00	\$ 10,898.85	\$ 1,260.24	\$ 225.00	\$ 7,300.00	\$ 7,051.99	\$ 34,104.15	
2019	\$ 30,575.00	\$ 28,800.00	\$ 30.48		\$ 2,400.00	\$ 2,043.45	\$ 1,280.00	\$ 640.00	\$ 13,103.32	\$ 5,252.40	\$ 300.00	\$ 4,073.49	\$ 13,769.62	\$ 42,862.28	
2020	\$ 31,156.29	\$ 30,080.00	\$ 8.64		\$ 4,450.00	\$ 1,973.24	\$ 1,307.00	\$ 610.12	\$ 10,583.63	\$ 1,259.09	\$ 365.00	\$ 75.00		\$ 20,623.08	
2021	\$ 32,755.75	\$ 32,640.00	\$ 9.16		\$ 4,200.00	\$ 1,169.61	\$ 1,340.00	\$ 350.00	\$ 14,651.64	\$ 1,529.11	\$ 420.00	\$ 825.00	\$ 10,240.00	\$ 36,247.80	
2022														\$ -	
TOTAL	\$ 311,410.33	\$ 307,520.00	\$ 10,063.90	\$ 34,335.99	\$ 34,625.00	\$ 35,691.49	\$ 5,155.00	\$ 4,766.02	\$ 131,186.73	\$ 19,447.28	\$ 4,642.90	\$ 72,107.86	\$ 31,061.61	\$ 12,806.28	\$ 351,490.17

ACCT #	3440907		3441539		TOT START		TOT END		2009 OTHER INC 10,000 LOAN	
YR.	YR START BNK	YR END BNK	YR START BNK	YR END BAL	TOT START	TOT END				
2009	47.71	\$1,762.48	\$10,131.90	\$836.04	\$ 10,179.61	\$ 2,598.52	\$2,956.12			2013 SA 5922.02 REDO IRRIGATION
2010	\$ 1,762.48	\$ 745.09	\$ 836.04	\$ 552.47	\$ 2,598.52	\$ 1,297.56	\$569.27			2015 4524.85 HART/SHRUBS?
2011	\$ 745.09	\$ 430.44	\$ 552.47	\$ 387.54	\$ 1,297.56	\$ 817.98	\$1,426.55			2016 30,587.50 FRONT WOOD/PAINT
2012	\$ 430.44	\$ 910.44	\$ 387.54	\$ 942.37	\$ 817.98	\$ 1,852.81	\$2,615.49			2018 7300.00 CONCRETE SIDEWALK 7051.99 DRIPSYS
2013	\$ 910.44	\$ 1,300.83	\$ 942.37	\$ 3,681.89	\$ 1,852.81	\$ 4,982.72	\$1,745.41			2009-2012 LOAN REPAY 11,283.84
2014	\$ 1,300.83	\$ 8,253.59	\$ 3,681.89	\$ 5,013.09	\$ 4,982.72	\$ 13,266.68	\$13,626.62			2019 4073.49 SIDEWALK 13769.62 LNDS CREPL
2015	\$ 8,253.59	\$ 8,257.71	\$ 5,013.09	\$ 6,897.77	\$ 13,266.68	\$ 15,155.48	\$16,037.27			2020-LAWYER \$75
2016	\$ 8,257.71	\$ 5,198.76	\$ 6,897.77	\$ 4,401.49	\$ 15,155.48	\$ 9,600.25	\$9,571.97			2021 Lawyer-825 sidewalk-10240 lights-1533.44
2017	\$ 5,198.76	\$ 12,217.38	\$ 4,401.49	\$ 13,339.86	\$ 9,600.25	\$ 25,557.24	\$26,793.08			
2018	\$ 12,217.38	\$ 17,267.67	\$ 13,339.86	\$ 3,372.71	\$ 25,557.24	\$ 20,640.38	\$19,484.96			
2019	\$ 17,267.67	\$ 5,298.12	\$ 3,372.71	\$ 3,025.43	\$ 20,640.38	\$ 8,323.55	\$8,383.58			
2020	\$ 5,298.12	\$ -	\$ 3,025.43	\$ -	\$ 8,323.55	\$ -	\$18,865.40			
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$3,482.89			
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00			

To: Our Tenant neighbors

Please fill in your information below. This information will be used to send you emails pertaining to Woodcrest Homeowners Association. It will be made available only to the WHOA Board members and to the property management company (Beal P.M.) Emergency contacts are meant to be used in cases of health or police emergencies, fire or damaging weather where contact with the homeowner (or tenant) might be problematic and necessary. Owners please note that oftentimes mail is not read or acted upon, so a reminder call may be made. If no information is received about your tenants they may be contacted for their information. If you do not desire to submit the requested information please sign and date below.

Owner Name: _____

House #: _____

Owner Occupied: Yes _____ No _____ (If no, please complete tenant portion and home address below.)

Owner Phone number: _____ Cell _____ Home landline _____

Owner E-mail: _____

If Owner Occupied: Emergency contact: _____ Phone: _____

If you do not live in the home owned by you please provide a mailing address.

#: _____ (If applicable)

Street: _____ City: _____ Zip: _____

Tenant name(s): _____ Ph: _____ Email: _____

_____ Ph: _____ Email: _____

_____ Ph: _____ Email: _____

_____ Ph: _____ Email: _____

Emergency contact: _____ Phone: _____

_____ will Not submit the Information requested. _____

Signature

Date

Thanks,

The Board of Directors

Woodcrest Homeowners Association

February 19, 2022

WOODCREST HOME OWNERS ASSOCIATION, INC.

2022 BOARD OF DIRECTORS BALLOT

Current Board to be seven (7) members. You may vote for 0, 1 or 2 write-in candidates.

The seven candidates receiving the most votes will constitute the new WHOA Board of Directors. Should a write-in candidate be elected that person will have the opportunity to not accept.

CANDIDATES: Please check no more than seven (7).

____ SANDRA BORREGO (4006)

____ MARY LOU BRUCE (4124)

____ PAULA DOUCET (4112)

____ GARY GAWER (4128)

____ NAOMI "CISSY" JOHNSON (4122)

____ (____) (Write in name of homeowner and house #)

____ (____) (Write in name of homeowner and house #)

House # Signature Date