

Liz

ORAM COURT HOMEOWNERS ASSOCIATION
ANNUAL MEETING
WEDNESDAY, MAY 4, 2022
6 P.M.
LAKEWOOD PUBLIC LIBRARY

AGENDA

- Welcome
- 2021 Year in Review, Financials
- 2022 Year in Review, Financials to date
- Long term maintenance plan
- Fence assessment 2023
- Reserves' assessment to offset rising costs
- Community reminders – Liz
- Owners' requests for community consideration and general comments
- Conclusion

Oram Court Homeowners Association
Annual Meeting

2021 Year in Review

Beginning Cash Balance: 74, 589.34

Ending Cash Balance: 77,129.08

No dues raised. No special assessments requested.

Units sold: #5, #10, #17

Total units' investor owned/leased: 5/5

Total units' homeowners insurance up to date: 20/20

Board completed quarterly meetings: 1/11, 4/12, 7/12, 10/11

Major Projects Completed:

- Carports: repairs, power washing
- Crepe Myrtle: added to parking lot area
- Annual roof inspection by Scott Exteriors: minor roof repairs completed; roof deemed in good condition
- Annual dryer vent and chimney cleaning: 14 units participated
- Downspout: added to unit 2 allowing better water run-off from building
- Stucco: repaired and repainted damaged stucco, unit 2
- New trash service: Champion Waste Services (better service and cost savings)
- Amendment approved and legally incorporated into Bylaws: No more than 50% units may be leased, and no single entity may own more than 10% total units
- Rear sides of property near utility closets: re-leveled, weed overlay placed, filled with new granite stone. Permanent concrete benches added.
- Rear property lighting adjacent to utility closets/alley: repaired and parts replaced

2022 To Date

Beginning Cash Balance: 77, 129.08

Current Cash Balance: 85,582 actual (financial statement states 96,211 however note 10,629 insurance money)

No dues raised. No special assessments requested to date.

Units on market to date: None

Units sold to date: None

Units investor owned/leased to date: 5

Units/owners in compliance with homeowners' insurance requirements: 20/ALL

Board: Quarterly meetings 1/10, 4/11, 7/11, 10/10

Major Projects Completed to date:

Hit and Run (1/6/22): Unit 1, internal and external repairs completed

Annual roof inspection by Scott Exteriors (3/3/22): tree causing damage to roof trimmed back from roofline, various roof repairs completed; roof deemed in good condition

Stair Railings: Repairs plus sanding, priming, and painting of all railings completed

New Landscaping Company: Keane Landscape

Pending:

Tree trimming

Oran Court Homeowner Association
Statement of Revenues Collected and Expenses Paid - Cash Basis
For Year Ended December 31, 2021

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Beginning cash balances													
Checking	54,678.04	62,588.22	58,136.46	56,927.28	56,890.11	56,870.08	57,344.72	52,369.52	52,923.54	47,894.77	49,474.62	49,756.24	
Savings	11,000.82	12,001.12	13,001.42	14,001.78	15,002.15	16,002.56	17,002.98	18,003.44	19,003.92	20,004.41	21,004.95	22,005.49	
Monthly homeowner association dues													
#1 - Sean Camp	616.00		308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	616.00	4,004.00
#2 - Mary Bentley	3,548.28												3,548.28
#3 - O. Bridwell	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	2,954.64
#4 - Robert Tilley	403.24	403.24	418.24	246.22	821.47	418.28	246.22	822.00	400.00	404.00	404.00	404.00	5,144.64
#5 - Doug Spokes	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	2,462.20
#6 - Gregg Calvert	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	4,842.72
#7 - Emory & Joann Murray	492.44	492.44	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	2,954.64
#8 - Therese & Kevin Camacho	403.24	403.24	403.24	403.24	403.24	403.24	403.24	403.24	403.24	403.24	403.24	403.24	4,838.88
#9 - Doug Boger	492.44	246.22	246.22	246.22	246.22	492.44	246.22	246.22	246.22	246.22	246.22	246.22	3,200.86
#10 - Hannah Moheban	806.50		403.25	403.25		806.50		806.50		403.25	403.24	403.24	4,838.98
#11 - Warren Augustus													2,954.64
#12 - Denny Meijer	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	4,842.72
#13 - Robert Gump	250.00	250.00	250.00	250.00	250.00	500.00	250.00	250.00	250.00	250.00	250.00	500.00	3,000.00
#14 - Grant Hudson	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	403.56	4,842.72
#15 - Kristen Carpenter	250.00	250.00	250.00	250.00	250.00	246.22	246.22	246.22	246.22	246.22	246.22	246.22	2,973.54
#16 - Lane Wendorf	1,209.72			1,209.72		1,209.72				1,209.72			4,838.88
#17 - Kim Jamison	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	246.22	2,954.64
#18 - Tomi Cox	295.69	295.69	810.00	295.69	810.00	295.69	810.00	295.69	295.69	295.69	295.69	295.69	4,050.00
#19 - Betsy Bogdovitz	295.69	295.69	295.69	295.69	295.69	295.69	295.69	295.69	295.69	295.69	295.69	295.69	3,548.28
#20 - Eric Mate													
Total dues received	10,520.14	4,989.11	5,875.89	5,857.37	5,875.87	7,171.29	4,604.40	5,622.90	4,549.40	6,392.59	5,454.08	8,990.50	76,443.54
Other receipts													
Late fees/returned checks													
Special Assessments													
HOA Recale fees													
Interest income	0.30	0.30	0.36	0.37	0.41	0.42	0.46	0.48	0.49	0.54	0.54	0.59	5.26
Total receipts	10,520.44	4,989.41	5,876.25	5,857.74	5,876.28	7,371.71	4,954.86	5,623.38	4,799.89	7,483.13	6,254.62	9,541.09	79,148.80
Disbursements													
Property and casualty insurance	(1,335.82)	4,855.40	1,612.85	3,225.70		1,612.85	3,225.70	165.00	1,612.85	1,612.85	1,612.85	1,612.85	19,650.08
D&O insurance			1,439.00										1,439.00
Landscaping	870.00				780.00	300.00			844.35		519.60		3,513.95
Pest control	135.32	135.32	167.80	135.32	135.32	102.84	135.32	135.32	135.32	135.32	135.32	135.32	1,623.84
Trash	451.91	451.91	472.08	451.91	455.26	457.67	463.91	577.46	289.10	293.07	296.81		4,209.15
Accounting	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Legal expense				471.40		1,301.25	1,117.50						3,879.75
Office expense	1,110.00	1,470.00	1,100.00	600.00	1,781.00	1,782.43	1,991.30	1,710.88	1,040.11	990.00	1,425.31	870.00	15,871.03
Repairs & Maintenance	734.60	493.64	993.54	551.21	603.32	39.61	1,484.00	550.00	3,730.22	645.00	225.00		7,368.82
Utilities	528.46							1,201.68	593.84	585.87	41.36		6,577.96
Transfers	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Total disbursements	2,609.96	9,440.87	7,085.07	6,735.54	5,074.90	6,896.65	9,929.60	5,062.88	9,834.17	5,902.74	5,972.46	5,173.74	79,698.58
Ending cash balances													
Checking	62,588.22	58,136.46	56,927.28	56,049.11	56,870.08	57,344.72	52,369.52	52,923.54	47,894.77	49,474.62	49,756.24	54,123.00	
Savings	12,001.12	13,001.42	14,001.78	15,002.15	16,002.56	17,002.98	18,003.44	19,003.92	20,004.41	21,004.95	22,005.49	23,006.08	

Orram Court Homeowner Association
Statement of Revenues Collected and Expenses Paid - Cash Basis
For Year Ended December 31, 2022

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Beginning cash balances													
Checking	54,123.00	53,778.88	67,192.11	64,062.58	69,205.83	-	-	-	-	-	-	-	924.00
Savings	23,006.08	24,006.08	25,006.08	26,006.08	27,006.08	-	-	-	-	-	-	-	3,543.28
Monthly homeowner association dues													984.88
#1 - Sean Camp	3,548.28	616.00		308.00									1,612.96
#2 - Mary Bentley	246.22		492.44	246.22									1,514.24
#3 - O. Bridwell	403.24	403.24	403.24	404.00									1,613.72
#4 - Robert Tilley	246.22	246.22	246.22	246.22									984.88
#5 - Doug Spokes	403.56	403.56	403.56	403.56									1,614.24
#6 - Gregg Calvert	246.22	246.22	246.22	246.22									984.88
#7 - Emory & Joann Murray	403.24	403.24	403.24	403.24									1,612.96
#8 - Theresa & Kevin Carmacho	403.24	403.24	403.24	403.24									1,612.96
#9 - Doug Berger	403.24	403.24	403.24	403.24									1,612.96
#10 - Hannah Mohrman	403.56	403.56	403.56	403.56									1,613.72
#11 - Warren Augustus	250.00	250.00	250.00	250.00									1,000.00
#12 - Danny Malgar	403.56	403.56	403.56	403.56									1,613.72
#13 - Robert Gump	403.56	403.56	403.56	403.56									1,613.72
#14 - Grant Hudson	246.22	246.22	246.22	246.22									984.88
#15 - Witten Carpenter	246.22	246.22	246.22	246.22									984.88
#16 - Lane Wendorf	246.22	1,612.96	492.44	492.44									3,629.16
#17 - Craig & Barbie Holt	405.00	830.00	-	405.00									1,231.10
#18 - Tonla Cox	295.69	295.69	295.69	295.69									1,182.76
#19 - Betsy Bogdanovitz	295.69	295.69	295.69	295.69									1,182.76
#20 - Eric Maita	295.69	295.69	295.69	295.69									1,182.76
Total dues received	8,692.38	7,778.06	4,739.10	7,715.28	-	-	-	-	-	-	-	-	28,924.82
Other receipts													-
Late fees/returned checks													-
Special Assessments													-
HOA Rental fees		750.00											750.00
Interest income													-
Total receipts	8,692.38	8,528.06	4,739.10	7,715.28	-	-	-	-	-	-	-	-	29,674.82
Disbursements													8,163.11
Property and casualty insurance	4,552.25	1,805.43	1,805.43										8,163.11
D&O insurance	1,450.00	(11,056.58)		(1,022.44)									(10,629.02)
Insurance receivable			900.00										900.00
Landscaping		135.32	135.32	135.32									541.28
Pest control		591.54	595.63	313.64									1,500.81
Trash	300.00	300.00	300.00	300.00									1,200.00
Accounting	990.00	1,770.00	1,054.00	1,271.60									5,085.60
Legal expense	135.00		1,385.00										1,520.00
Office expense	473.93	569.12	683.25	573.91									2,300.21
Repairs & Maintenance	1,000.00	1,000.00	1,000.00	1,000.00									4,000.00
Utilities													-
Transfers													-
Total disbursements	9,036.50	(4,885.17)	7,866.63	2,517.03	-	-	-	-	-	-	-	-	14,591.99
Ending cash balances	53,778.88	67,192.11	64,062.58	69,205.83									
Checking	24,006.08	25,006.08	26,006.08	27,006.08									
Savings													

Oram Court Homeowners Association
10 year maintenance plan

Description	Frequency	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Painting Trim	5 years				4,500					5,000	
Wood Trim Rot	5 years				1,000					1,500	
Wood Shingle/Roof Line Rot	5 years				3,000					3,500	
Balcony Inspection/Repair	5 years				2,500					3,000	
Replace Roof (replaced 2005)	25 years										
Roof and Gutter Inspection/Repairs	annually	1,000	1,500	1,500	1,500	2,000	2,000	2,000	2,500	2,500	2,500
Tree Trimming/feeding	3 years	3,500			3,500			3,500			3,500
Tree Removal	as needed										
Stairs Inspection/Repair	5 years	1,000					1,500				
Stair Painting	5 years	5,500					6,500				
Fence Painting	15 years										
Fence Inspection/Repair	5 years										
Fence Replacement	20 years		80,000					2,500			
Sprinkler System Repair	annually	325	325	325	325	350	350	350	350	350	350
Landscape Maintenance	monthly	6,600	6,600	6,800	6,800	7,000	7,000	7,200	7,200	7,200	7,200
Landscape Updating	semi-annual	800	800	800	800	800	800	800	800	800	800
Foundation/potential Plumbing	15 years										
Parking Lot Pad	10 years										
Parking Lot Covers - Cleaning	3 years			1,500			1,500			1,500	
Parking Lot Covers - Painting	4 years				2,500				2,500		
Dumpster Area Surfacing	as needed										
Total		18,725	89,225	10,925	26,425	10,150	19,650	20,350	13,350	25,350	14,350

Oram Court Homeowners Association
Fence Assessment - 2023

Unit	Percentage Ownership	Fence assessment
1	4.636	\$3,708.80
2	4.636	\$3,708.80
3	3.86	\$3,088.00
4	6.322	\$5,057.60
5	3.86	\$3,088.00
6	6.327	\$5,061.60
7	3.86	\$3,088.00
8	6.322	\$5,057.60
9	3.86	\$3,088.00
10	6.322	\$5,057.60
11	3.86	\$3,088.00
12	6.327	\$5,061.60
13	3.86	\$3,088.00
14	6.327	\$5,061.60
15	3.86	\$3,088.00
16	6.322	\$5,057.60
17	3.86	\$3,088.00
18	6.322	\$5,057.60
19	4.636	\$3,708.80
20	4.636	\$3,708.80
	100%	\$80,012.00

Fence Assessment:

\$80,000.00

**Oram Court Homeowners Association
Reserve Assessment - 2022**

Unit	Percentage Ownership	Fence assessment
1	4.636	\$463.60
2	4.636	\$463.60
3	3.86	\$386.00
4	6.322	\$632.20
5	3.86	\$386.00
6	6.327	\$632.70
7	3.86	\$386.00
8	6.322	\$632.20
9	3.86	\$386.00
10	6.322	\$632.20
11	3.86	\$386.00
12	6.327	\$632.70
13	3.86	\$386.00
14	6.327	\$632.70
15	3.86	\$386.00
16	6.322	\$632.20
17	3.86	\$386.00
18	6.322	\$632.20
19	4.636	\$463.60
20	4.636	\$463.60
	100%	\$10,001.50

Reserve Assessment:

\$10,000.00

OCHOA Homeowners' Insurance and Leases				
5/1/2022				
Unit	Name	Expiration	Current or Expired	Unit's Lease Expiration Date
1	Camp	3/10/2023	Current	
2	Bentley	3/11/2023	Current	12/31/2022
3	Bridwell	12/30/2022	Current	
4	Tilley	10/17/2022	Current	
5	Spokes	7/2/2022	Current	7/31/2022
6	Calvert	5/30/2022	Current	
7	Murray	2/24/2023	Current	
8	Camacho	5/1/1023	Current	
9	Borger	11/20/2022	Current	12/31/2022
10	Moheban	10/15/2022	Current	
11	Augustus	3/1/2023	Current	
12	Melgar	12/30/2022	Current	
13	Gump	10/1/2022	Current	
14	Hudson	5/31/2022	Current	
15	Carpenter	4/17/2023	Current	
16	Wendorf	6/28/2022	Current	Month To Month
17	Holt	2/4/2023	Current	
18	Cox	3/1/2023	Current	
19	Bogdovitz	6/1/2022	Current	
20	Mata	4/22/2023	Current	4/30/2023

Jan - Melgar

Feb - Murray, Holt

March - Cox, Augustus, Camp, Bentley

April - Carpenter, Mata

May - Camacho, Calvert, Hudson

June - Bogdovitz, Wendorf

July - Spokes

August - None

Sept - None

Oct - Gump, Moheban, Tilley

Nov - Borger

Dec - Bridwell

Oram Court Homeowners Association Directory

5/1/2022

<u>Unit 1</u> Sean Camp 214-395-1834 sean.camp33@gmail.com	<u>Unit 2</u> Mary Bentley 214-859-0905 marygracebentley@gmail.com Payton Phillips - Tenant	<u>Unit 3</u> Olga Bridwell 214-621-4934 laurameyeres@gmail.com
<u>Unit 4</u> Matt Tilley 214-681-5662 r.m.tilley@hotmail.com	<u>Unit 5</u> Doug Spokes 214-875-6303 dspokes@yahoo.com Jason Brake - Tenant	<u>Unit 6</u> Gregg Calvert 214-704-3354 gmcavert@socialnet.com <i>gmcavert57@gmail.com</i>
<u>Unit 7</u> Amy Murray 972-895-3032 emoryandjoann@att.net amy_mer@reagan.com	<u>Unit 8</u> Therese & Kevin Camacho 915-549-5392 - Kevin 817-807-6147 - Therese camachowedding2015@gmail.com	<u>Unit 9</u> Doug and Silvia Borger 972-571-5221 - Doug 419-305-8781 - Silvia doug.borger@gmail.com chiviscapetillo@gmail.com Linda McKay - Tenant
<u>Unit 10</u> Hannah Moheban 317-287-4243 hanmoheban@gmail.com	<u>Unit 11</u> Warren Augustus 214-507-4030 wjaugustus@gmail.com	<u>Unit 12</u> Danny Melgar 469-441-1535 dannymelgar@gmail.com
<u>Unit 13</u> Robert Gump 214-912-0386 robert@rmgtaxhelp.com	<u>Unit 14</u> Grant Hudson 817-988-9874 ghud12@gmail.com	<u>Unit 15</u> Kristen Carpenter 318-218-1881 kristencarp@gmail.com
<u>Unit 16</u> Lane Wendorf 214-693-9011 lwendorf@ticketsource.com Robert Walker - Tenant	<u>Unit 17</u> Craig and Barbi Holt (469) 231-2646 - Barbi Barbi.lange@gmail.com Onedrumz@gmail.com	<u>Unit 18</u> Tonia Cox 214-874-0740 tnichellec@yahoo.com
<u>Unit 19</u> Betsy Bogdovitz 214-537-8928 bbogdovitz@gmail.com	<u>Unit 20</u> Eric Mata 210-387-7756 4misaelcastro@gmail.com Samuel Williams - Tenant	Property Manager Liz Tschurr 972-523-4696 liz@newwest.us