

AGENDA FOR THE BOARD OF DIRECTORS MEETING
The Hills @ SLAYTON RANCH ESTATES HOMEOWNERS' ASSOCIATION
Monday July 11, 2022 @ 3PM
Allen Ginsberg is inviting you to a scheduled Zoom meeting.

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The agenda for the meeting is as follows:

1. Introductions
2. Minutes from April 11, 2022
3. Financial Report
4. Weeds/Common Area
5. Speed Signs- Update
6. Dark Sky -Update
7. Web Site -Update
8. New Business
9. Open Forum
10. Adjourn

Minutes The Hills @Slayton Ranch Estates Homeowner's Association Board of Directors
Meeting Monday, April 11, 2022
3 p.m.

Introductions

Board Members Present: Cathy Donner, Barbara Ryan John Thompson **Association Members Present:** John Volk Chris Kennedy Antonio Duran **Additional Present:** Allen Ginsberg, Re-Max

1. **Call to Order:** Allen called meeting to order 3:04 p.m. via Zoom
2. **Minutes from January 10, 2022 meeting:** approved by Motion from Cathy Donner, John Thompson and Antonio Duran.
3. Levi Brooks sold so is no longer a board member
4. **Update on Gate between Lots 115 and 123.**
There is a 30 ft easement requirement at this location. Chris Kennedy removed all additional posts.
5. **Financial Report:.**
 - a. Allen stated \$15947.14 in bank account and board members may gain access.
 - b. Financials approved by Cathy Donner and John Thompson.
6. **Website Update:**
 - a. Allen gave update on website waiting for login and user name information which Allen will email when it becomes available.
7. **Updates on Items discussed at November 8th, 2021 meeting**
 - a: Speed Signs
Allen stated not getting much from the county regarding Speed Signage and speed bumps out of the question due to plow concerns.
 - b: Dark Sky
All owners will need to comply with new regulations when put in place.
8. **New Business**
 - a: Common Areas maintenance needs to be completed (culverts and drainage sump). John Thompson will arrange for this to be completed.
 - b: John Thompson nominated Michael Sabino to replace Levi Brooks on the board.
Second by Antonio Duran.
9. **Open Forum**
 - a: Antonio Duran inquired about getting approval for 300 ft of privacy fencing for 9077 Richfield Dr. Allen reached out to developer Mark Henike. Cathay Doner informed us the ARC requirements are for 250 ft of privacy fencing which

Antonio stated he could work within those parameters.

b: Allen inquired for Slayton Ranch HOA about any interest in merging The Hills at Slayton Ranch HOA. We have 48 members and Slayton Ranch has 84 members. Members stated not interested at this time

Next meeting scheduled for Monday July 11th, 2022 at 3 p.m.

10. Adjourn:

Adjourned approximately 4:39 p.m. Approved by Cathy Donner and John Thompson.

Respectfully Submitted

Barbara Ryan

7/11/22

Hills 2022 PL
1/1/22 through 6/30/22 (Cash Basis)

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Category	1/1/22- 1/31/22	2/1/22- 2/28/22	3/1/22- 3/31/22	4/1/22- 4/30/22	5/1/22- 5/31/22	6/1/22- 6/30/22	OVERALL TOTAL
INCOME							
2022 Hills Dues	875.00	700.00	0.00	525.00	175.00	0.00	2,275.00
HoA Late Fees I	0.00	25.00	0.00	0.00	100.00	0.00	125.00
HOA Transfer Fees	200.00	0.00	0.00	400.00	200.00	0.00	800.00
Insurance Refund	0.00	0.00	0.00	271.00	0.00	0.00	271.00
TOTAL INCOME	1,075.00	725.00	0.00	1,196.00	475.00	0.00	3,471.00
EXPENSES							
Accounting	0.00	515.00	0.00	0.00	0.00	0.00	515.00
Az Income Tax	0.00	50.00	0.00	0.00	0.00	0.00	50.00
Cutting Culverts	0.00	0.00	0.00	0.00	375.00	0.00	375.00
HOA TRansfer Fees E	100.00	0.00	0.00	200.00	100.00	0.00	400.00
Insurance	0.00	728.00	0.00	0.00	0.00	0.00	728.00
MANAGEMENT FEE	400.00	400.00	400.00	400.00	400.00	400.00	2,400.00
Office	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Postage and Delivery	0.00	0.00	18.17	0.00	0.00	0.00	18.17
TOTAL EXPENSES	500.00	1,693.00	418.17	600.00	975.00	400.00	4,586.17
OVERALL TOTAL	575.00	-968.00	-418.17	596.00	-500.00	-400.00	-1,115.17

The Hills 2022 Budget June 30, 2022

	A	B	C	D
1		FY 2022	Actual	Difference
2				
3	Revenue:			
4	Assessments: 42 x \$175.00	\$ 7,350.00	\$ 5,425.00	\$ 1,925.00
5	Past dues 2021	\$ 525.00		\$ 525.00
6	Interest	\$ 2.00	\$ -	\$ 2.00
7	Transfer Fees (3) @ & \$100.00 each	\$ 300.00	\$ 400.00	\$ (100.00)
8	Late Fees:	\$ 200.00	\$ 125.00	\$ 75.00
9	Total Revenue:	\$ 8,377.00	\$ 5,950.00	\$ 2,427.00
10				
11	Operating Expenses:			
12				
13	Mngmt Fee (12 x \$400 per month)	\$ 4,800.00	\$ 2,400.00	\$ 2,400.00
14	Insurance Premium	\$ 700.00	\$ 457.00	\$ 243.00
15	Tax & Lic	\$ 60.00	\$ 50.00	\$ 10.00
16	HOA Transfer Fees Ggroup	\$ 600.00	\$ 200.00	\$ 400.00
17	Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00
18	Accounting Fees	\$ 600.00	\$ 515.00	\$ 85.00
19	Bank Supplies	\$ 100.00	\$ -	\$ 100.00
20	Postage	\$ 200.00	\$ 18.17	\$ 181.83
21	Web Site	\$ 200.00	\$ -	\$ 200.00
22	Cutting Culverts	\$ 1,000.00	\$ 375.00	\$ 625.00
23	Other	\$ 177.00	\$ -	\$ 177.00
24				
25	Total Expenses:	\$ 9,437.00	\$ 4,015.17	\$ 5,421.83
26				
27	Net Income or Loss	\$ (1,060.00)	\$ 1,934.83	\$ 2,994.83

The Hills @ Slayton Ranch HOA
Balance Sheet

	A	B
1	7.11.22	
2	Assets	
3	Money Market Accout	\$ 10,825.97
4	Outstanding 2022 Dues	<u>\$ 2,450.00</u>
5	Total Assets	<u>\$ 13,275.97</u>
6		
7	Liabilities	
8	Accounts Payable	
9	Total Liabilities	\$ -
10		
11	Total Net Worth	<u>\$ 13,275.97</u>