

AGENDA FOR THE ANNUAL MEETING
The Hills @ SLAYTON RANCH ESTATES HOMEOWNERS' ASSOCIATION
January 30, 2023, 6:00 p.m.

Zoom Meeting Information:
Meeting ID: 899-5694-4573
Passcode: 666-808

The agenda for the meeting is as follows:

1. Opening Remarks- Allen Ginsberg HOA Property Manager
2. 2021 Minutes
3. Financial Report
4. Open Forum
5. Adjourn

MINUTES OF ANNUAL MEETING
OF MEMBERS AND DIRECTORS OF
THE HILLS AT SLAYTON RANCH HOMEOWNER'S ASSOCIATION

The Annual Meeting of the Members and Directors of THE HILLS AT SLAYTON RANCH HOMEOWNER'S ASSOCIATION, an Arizona non-profit corporation, was held on the 8th day of May, 2021, at the hour of 5:00 p.m., at The Law Office of Tony S. Cullum located at 14 E. Dale, Avenue, Flagstaff, Arizona, pursuant to the Notice and Waiver thereof signed by all the Directors, a copy of which is attached hereto.

Present at the meeting were the following Members and Directors, representing a quorum of all of the Members and Directors of the corporation:

REGINALD F. COOPER MARK HANNEKEN
COURTNEY MATHY

The President, Reginald F. Cooper, called the meeting to order and announced that the first item on the agenda was reviewing the Corporation's books and records and all items of business conducted by the Corporation during the current fiscal year.

After discussion and upon motion duly made, the following resolution was unanimously adopted:

RESOLVED that all acts and conduct of the officers and directors of the Corporation was duly ratified and the current financial status is hereby approved.

The President then advised the group it was necessary to elect new officers and directors to serve for the ensuing year.

The President then advised that the members of the Board of Directors, as nominated and unanimously elected at the Joint First Meeting on the 8th day of May, 2017 and at the Annual Meeting on the 8th day of May, 2020, have the remaining terms

as follows:

REGINALD F. COOPER (6 month term)

MARK HANNEKEN (6 month term)

COURTNEY MATHY (12 month term)

The President then advised that he would accept nominations for the second member of the Board of Directors upon expiration of Reginald F. Cooper's remaining six (6) month term, whereupon the following individual was nominated and unanimously elected to serve as the second member of the Board of Directors for an eighteen (18) month term, beginning upon expiration of the remaining six month term:

REGINALD F. COOPER

The President then advised that he would accept nominations for the third member of the Board of Directors upon expiration of Mark Hanneken's remaining six (6) month term, whereupon the following individual was nominated and unanimously elected to serve as the third member of the Board of Directors for an eighteen (18) month term, beginning upon expiration of the remaining six month term:

MARK HANNEKEN

The President then advised that the Directors should proceed to the election of officers to serve until the next Annual Meeting of Directors. Upon motion duly made and seconded, the following persons were unanimously elected as officers:

REGINALD F. COOPER

President

COURTNEY MATHY

Vice-President

MARK HANNEKEN

Secretary/Treasurer

The President then advised that the members of the Architectural Review Committee, as nominated and unanimously elected at the Annual Meeting on the 8th day of May, 2020, have the remaining terms as follows:

REGINALD F. COOPER (6 month term)

MARK HANNEKEN (6 month term)

COURTNEY MATHY (6 month term)

The President then announced that the Board should proceed to the election of the three members of the Architectural Review Committee upon expiration of the remaining six month term. Upon motion duly made the second, the following were unanimously elected to serve of the Architectural Review Committee for an additional eighteen (18) month term, beginning upon expiration of the remaining six month term:

REGINALD F. COOPER, COURTNEY MATHY, AND MARK HANNEKEN

There being no further business to come before the meeting, upon motion duly made and seconded and unanimously carried, the meeting was adjourned.

Secretary

ATTEST:

President

WAIVER OF NOTICE
OF
JOINT ANNUAL MEETING
OF MEMBERS AND DIRECTORS
OF
THE HILLS AT SLAYTON RANCH HOMEOWNER'S ASSOCIATION

We, the undersigned, being all of the Members and Directors of THE HILLS AT SLAYTON RANCH HOMEOWNER'S ASSOCIATION, a non-profit corporation organized under the laws of the State of Arizona, do hereby severally waive all notice of the time, place and purposes of the Joint Annual Meeting of Members and Directors of said Corporation, and consent that said meeting shall be held at The Law Office of Tony S. Cullum located at 14 E. Dale, Avenue, Flagstaff, Arizona on the 8th day of May, 2021, at the hour of 5:00 p.m.

DATED this 8th day of May, 2021.

Reginald F. Cooper

Courtney Mathy

Mark Hanneken

Hills 2022 PL - Last year
1/1/22 through 12/31/22 (Cash Basis)

Category	1/1/22- 12/31/22
INCOME	
2022 Hills Dues	2,800.00
2023 Hills Dues	2,325.00
HoA Late Fees I	375.00
HOA Transfer Fees	1,300.00
Insurance Refund	271.00
Refund I	49.75
TOTAL INCOME	7,120.75
EXPENSES	
Accounting	515.00
Az Income Tax	50.00
BANK SUPPLIES	195.15
Cutting Culverts	755.00
HOA TRansfer Fees E	600.00
Insurance	728.00
Legal-Prof. Fees	375.00
MANAGEMENT FEE	4,800.00
Misc	120.00
Postage and Delivery	81.74
TOTAL EXPENSES	8,219.89
OVERALL TOTAL	-1,099.14

Assets:

Bank Account Balance 12.30.23	\$ 12,047.00
Outstanding 2023 HOA Dues Received (21)	\$ 3,675.00
Outstanding 2022 Dues (4)	<u>\$ 700.00</u>

Total Assets \$ 16,422.00

Liabilities

\$ -

Total Liabilities \$ -

Total Net Worth \$ 16,422.00

The Hills 2022 Budget

	A	B	C	D
1		Budget	Actual	Budget
2		2022	2022	2023
3	Revenue:			
4	Assessments: 42 x \$175.00	\$ 7,350.00	\$ 5,950.00	\$ 7,350.00
5	Past dues 2022 (8) @ \$175 ea.	\$ 525.00		\$ 1,400.00
6	Interest	\$ 2.00	\$ -	\$ 2.00
7	Reimbursement		\$ 120.00	
8	Transfer Fees (3) @ & \$200.00 each	\$ 600.00	\$ 1,200.00	\$ 600.00
9	Late Fees:	\$ 200.00	\$ 200.00	\$ 600.00
10	Total Revenue:	\$ 8,677.00	\$ 7,470.00	\$ 9,952.00
11				
12	Operating Expenses:			
13				
14	Mgmt. Fee (12 x \$400 per month)	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
15	HOA Transfer Fees 50/50 split mgt Co.	\$ 300.00	\$ 600.00	\$ 600.00
16	Insurance Premium	\$ 700.00	\$ 728.00	\$ 760.00
17	Tax & Lic	\$ 60.00	\$ 50.00	\$ 50.00
18	Legal Fees	\$ 1,000.00	\$ 375.00	\$ 500.00
19	Accounting Fees	\$ 600.00	\$ 515.00	\$ 650.00
20	Bank Supplies	\$ 100.00	\$ 195.15	\$ 50.00
21	Postage	\$ 200.00	\$ 125.00	\$ 200.00
22	Cutting Culverts (not budgeted)		\$ 755.00	\$ 1,200.00
23	Web Site	\$ 200.00	\$ 200.00	\$ 200.00
24	Other		\$ 120.00	
25				
26	Total Expenses:	\$ 7,960.00	\$ 8,463.15	\$ 9,010.00
27				
28	Net Income or Loss	\$ 717.00	\$ (993.15)	\$ 942.00
29	*Postage is estimated			