



*Decora Park Home Owners Association*



November 5, 2020


ANNUAL MEETING

**WELCOME!**



**CALL  
MEETING  
TO ORDER**

# Introduction of Board Members & Managing Agent



Brian Meissen – President

- Current Term: 2018 to 2020
- Board member since 2016

Steve Vihtelic – Treasurer

- Current Term: 2019 to 2021
- Board member since 2019

Kellie Reimer – Member at Large

- Current Term: 2018 to 2020
- Board member since 2017

Roberta Dominick – Vice President

- Current Term: 2019 to 2021
- Board member since 2018

(Open) – Secretary

- Term: 2019 - 2021

Lori Almasy – Community Manager,  
Kramer Triad

# Verification of Quorum



**DO WE HAVE QUORUM?**

**If not: we need a motion from the floor to continue the meeting without quorum**

# Proof of Notice for Meeting



**WE NEED A MOTION FROM THE FLOOR THAT  
THEY RECEIVED NOTICE OF THE ANNUAL  
MEETING**

# Approval of 2019 Annual Meeting Minutes



- Please take a moment to review minutes from last year's Annual Meeting
- Need a motion from the floor to approve

# Your Time & Talents Are Needed



BoD members are volunteers with busy lives just like everyone else. We do the best we can with the time, talent and resources available to us. Our Association has become much stronger with more defined processes in recent years, however there is still more work to be done. Additional BoD member candidates willing to commit to a constructive, team effort are needed to continue the path of productivity.

**Please consider running for one of the open BoD seats!**

# Nominations for Board of Directors



## OPEN FLOOR FOR NOMINATIONS

### 3 POSITIONS FOR ELECTION

- BRIAN MEISSEN (INCUMBENT)
- OPEN POSITION
- OPEN POSITION



# Nominations, Introduction of Candidates & Election of Directors



**OTE**



## Swimming Pool Guideline Update Req.

- Our Swimming Pool bylaws say that changes to the Guidelines may only be made at the annual co-owner meeting with the approval of all eligible co-owners in attendance.
- Multiple neighbors installed chain link fences after the July 2018 bylaw amendment and have since wanted to install an above ground pool. Current guidelines would require them to remove their chain link fence and install a new vinyl privacy fence. Additionally, multiple neighbors in the sub have utilized the grandfather clause in the current guidelines to install a pool in their backyard with existing chain link, so it seems to be a moot point to require only privacy fence.
- The current Pool Guidelines' #3 states: *'All swimming pools shall be surrounded and enclosed by a six-foot (6') privacy fence that conforms to the Association's Architectural Guidelines. If a four-foot (4') chain-link fence already encloses the co-owner's yard at the date of the bylaw amendment (July 2018), a deviation will be granted in lieu of a six-foot (6') privacy fence.'*
- The board is asking to change the guideline to *"All swimming pools shall be surrounded and enclosed by a four-foot (4') chain-link fence or a six-foot (6') privacy fence that conforms to the Association's Architectural Guidelines."*
- This question was sent to everyone to vote on in the Election Buddy link that was e-mailed or would have been mailed directly.

# ASSOCIATION REPORT





**2019**

**Association**

**Accomplishments**

**THANK YOU**

*if you've helped lead  
any projects or  
events!*

## Landscaping/Grounds

- Front fence replaced with vinyl – no more rust!
- Front entrance stonework – no more crumbling walls!
- Gazebo repainted
- Permanent street signs installed around Nicole Street and Rosecrest Street

## Community

- Very successful Summer Bash party
- Halloween decorating contest
- Christmas Lights decorating contest
- 2020 Event Calendar ( #ThanksCovid... )



**2020**

**Association**

**Accomplishments**

**THANK YOU**

*if you've helped lead  
any projects or  
events!*

## Landscaping/Grounds

- Gazebo flooring replaced
- Volleyball Net installed in Park
- Swing set repainted
- Concrete sidewalk replacements
- HOA board and family installed mulch around all trees around the park and the front entrance – saving us thousands of dollars!

## Community

- No summer bash this year ☹️
- Successfully hosted monthly coffee + donuts
- One movie night in the park
- FOOD TRUCKS!!!!!! OMGGGGZZZZ!
  - Thank you to Sonny Kowalski for posting it in the FB group!



# 2021

## Planned Maintenance + Events

*Please contact any  
BoD member or  
Kramer Triad if you  
are interested in  
helping with any of  
these projects or have  
other project ideas.*

- Continuation of replacing plastic parts on the playground equipment
- Paint playground signposts in the park
- Add one or more additional amenities to the park for teens/adults to utilize
- Neighborhood social events
  - Continue with events (and more)
    - “Summer Bash” in the park (Aug/Sept)
    - Halloween Decorating Contest (Oct)
    - Tree-lighting w/cocoa at gazebo (Dec)
    - Movies in the Park (Summer)
    - What else?!
  - Establishment of Events Sub-Committee
    - Let us know if you have ideas for other social events



## Continued Maintenance

Peeling paint

Rotting trim

Yard maintenance

- Maintenance is extremely important with all the new home buyers driving through the subdivision
- The better the sub looks the better chances people will buy!
- A well-maintained subdivision increases appraisal values
- Board also focusing on general maintenance of common elements



## Lombardo Construction Updates

### **Sales Prices in 2018!**

- \$206,700 = average sales price of the first 5 homes sold
- \$215,100 = average sales price of the most recent 5 homes sold
- \$257,000 = maximum sales price to date

### **Sales Prices in 2019!!**

- \$255,446 = average sales price for the most recent 5 homes sold
  - Over \$40,000 increase in one year!!!
- \$263,615 = maximum sales price to date!!

### **Sales Prices in 2020!!**

- \$244,600 = average sales price for the last 5 sold
- \$285,200 = maximum sales price to date!!

\*\* Lombardo has already sold 7 lots in Decora North!





## Dog bites in the Sub

- Over the past couple of years there have been an increase in dog bite incidents in the subdivision
- The HOA always requires dogs to be leashed when outside of your property
- Dog bites on private property are disputes between two neighbors
- Decora Park bylaws states no vicious animals may be kept in the subdivision.
- That said, we do not have the legal authority to remove a pet from the subdivision

# Complaints and Bylaw Adherence



- The BoD receives numerous complaints and addresses them on a case-by-case basis
  - The BoD only addresses complaints pertaining to bylaw noncompliance.
  - *Sometimes a complaint can take weeks to resolve including multiple letters and fines. Please give us benefit of the doubt that we are working on things even though they may not get resolved immediately*
- Persistent bylaw noncompliance can result in fees, collections proceedings and even foreclosure
  - Process = 1) formal complaint made in writing, 2) violation warning letter sent, 3) continued violation letters sent with fees assessed if issue not resolved, 4) unpaid fees go to collections

Please contact KT regarding bylaw questions or complaints  
By-Laws can also be accessed online at [decorapark.org](http://decorapark.org)!

# Financial Report





## 2019 Financials

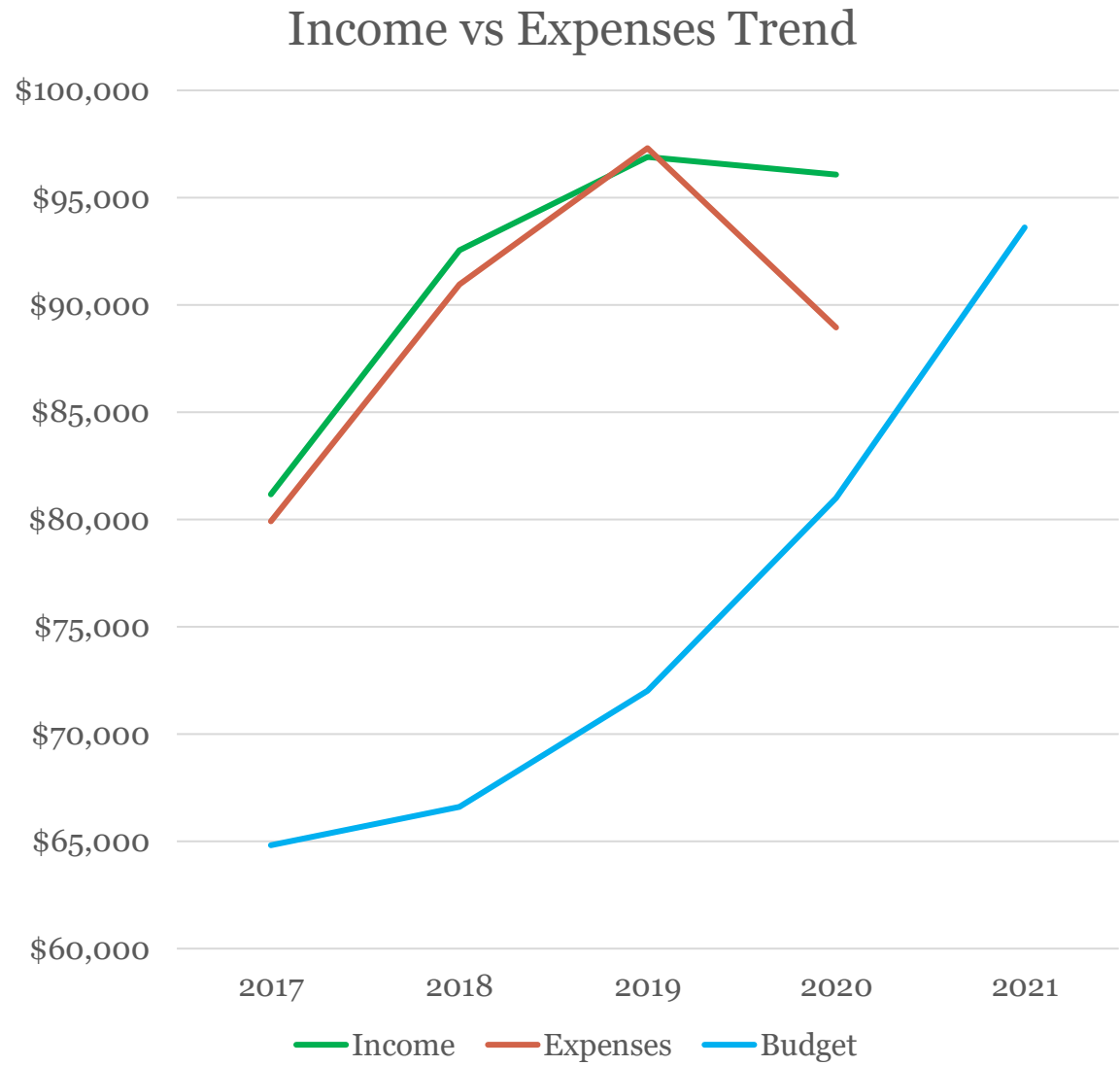
- Ended 2019 in the red by \$424.90
- Legal fees continue to be our primary expense, followed by maintenance and repairs
  - Thankfully Makower works aggressively to collect on delinquencies – we break even on collections
- As of December 31<sup>st</sup> 2019
  - Operating Funds: \$33,506.78
  - Reserve Funds: \$30,274.83



## Income vs Expenses Trend

Traditionally we've done well to have surplus income versus expenses – last year we had higher than usual maintenance costs but still came within \$500 of our income.

2020 income and expenses are through Oct 31<sup>st</sup>.

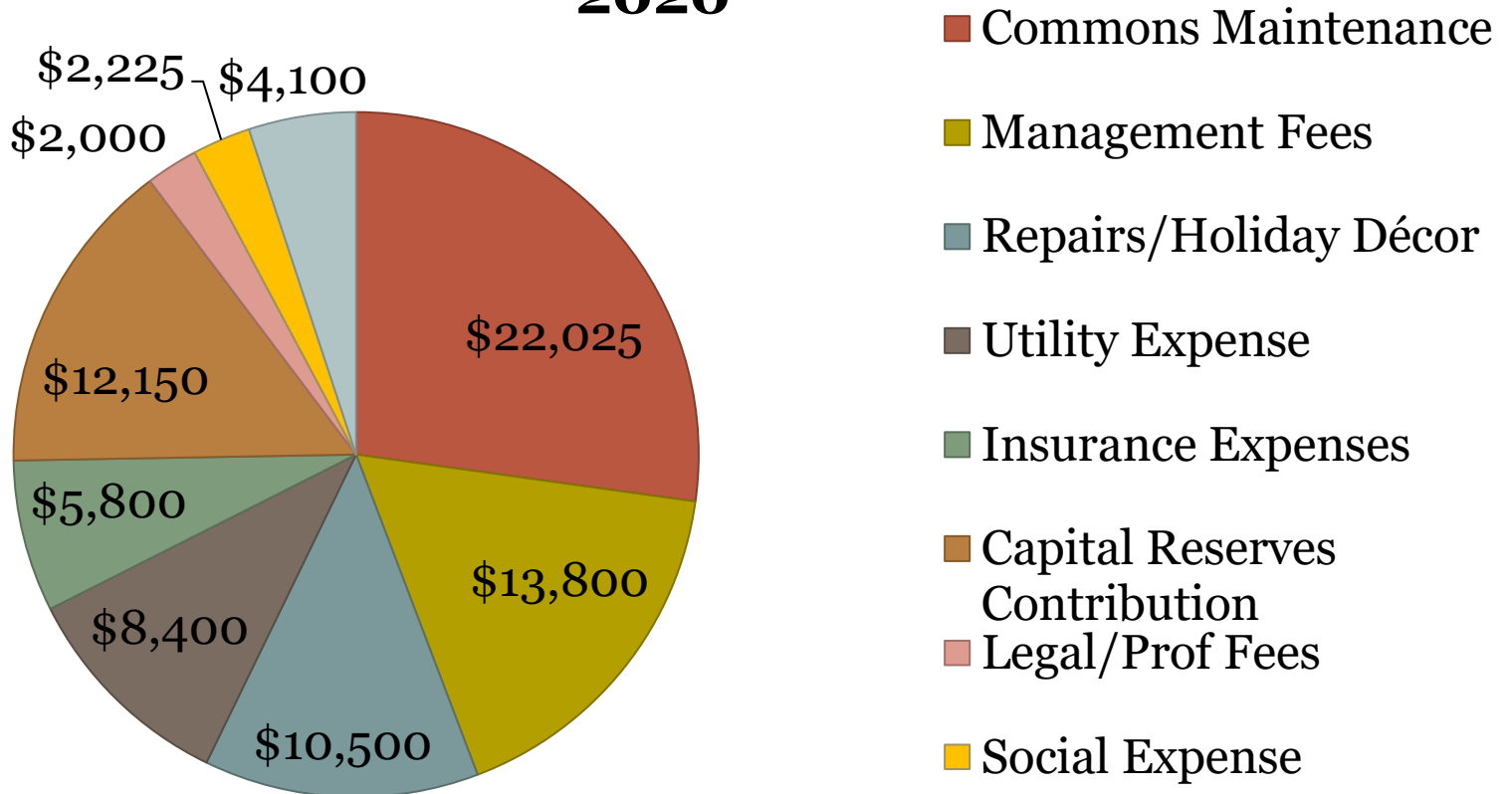


# 2020 Budget \$81,000

225 homes x \$360



**2020**

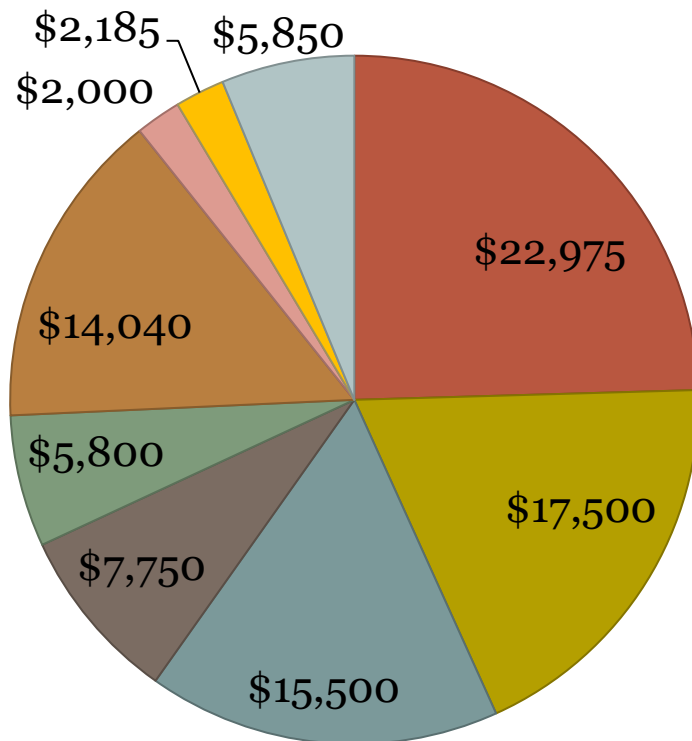


# 2021 Budget \$93,600

260 homes x \$360



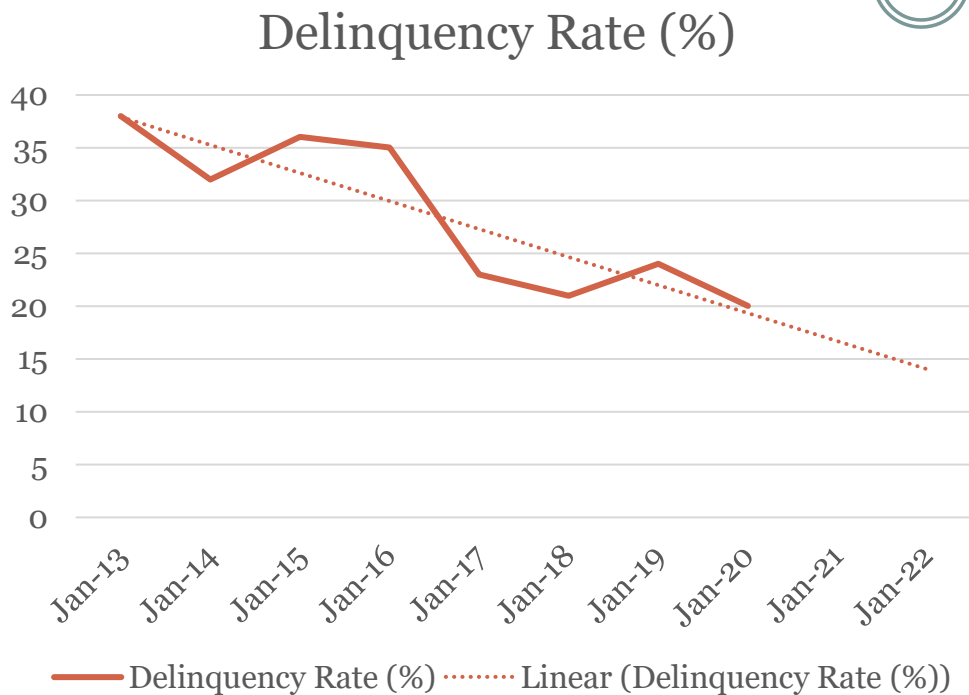
## 2021



- Conservatively estimating 260 homes in subdivision by end of 2021 while overestimating full subdivision for management fees
- \$1,750 increase to Office Supplies – year over year we’ve been over budget for office supplies (sending of letters)
- \$650 decrease to utilities
- \$950 increase for commons maintenance – increased fertilizer costs and mowing & edging costs
- \$5,000 increase to maintenance and repairs to tackle more maintenance projects
- 5% increase to reserve contributions (15% of income)

# Delinquency Rate Trends

2020 – 241 accounts  
(40 new accounts since Apr 2019!)



**Delinquency rate – great progress made in 2020!**

- Oct 2020 - 20%
- April 2019 – 24%
- April 2018 – 21%
- April 2017 – 23%
- April 2016 – 35%
- April 2015 – 36%
- April 2014 – 32%

**The Association's goal for delinquency is less than 15% of accounts past due**





# SUMMARY

## Collections & Delinquencies

There are a total of 241  
(out of 293) homes in  
our Association as of  
October 2020

- Bad debt write-offs
  - \$8,579 written off in 2013
  - \$4,864 written off in 2014
  - \$3,724 written off in 2015
  - \$1,798 written off in 2016
  - \$0 written off in 2017
  - **\$1,578 written off in 2018 ☹**
  - **\$961.85 written off in 2019 ☹**
  - \$0 written off in 2020 so far
- There are currently 49 delinquent accounts totaling \$8,266.09
  - Only 9 of the 49 accounts are over 2 quarters delinquent!
  - At last year's annual meeting our delinquencies totaled \$14,109.31!

## Be Proactive – Cannot Stress Enough!

- The BoD is always willing to work with homeowners struggling to meet Association payments, past dues and/or late fees.
- Please be proactive and remember you can contact Kramer Triad in order to have an alternative payment plan approved by the BoD!
- Once accounts go to collections, it is out of our hands. **Legal fees add up quickly!**

Talk to us!

# Calls from the Floor



Up to this point there has been much discussion regarding topics of old and new business. Is there anything else that homeowners would like to bring up for discussion prior to moving on to election results?

# Election Results



# *Decora Park Association*



NOVEMBER 5, 2020

MEETING ADJOURNED

# THANK YOU!