



Decora Park Home Owners Association



May 17, 2023

ANNUAL MEETING

WELCOME!



**CALL
MEETING
TO ORDER**



Introduction of Board Members & Managing Agent



Brian Meissen – President

- Current Term: 2022 to 2023
- Board member since 2016

Roberta Dominick – Vice President

- Current Term: 2022 to 2024
- Board member since 2018

Tara Wade-Rodgers – Treasurer

- Current Term: 2022 to 2024
- Board member since 2022

Kristy Bailey – Member at Large

- Term: 2022 to 2024
- Board member since 2021

Christopher Donoghue – Secretary

- Current Term: 2022 to 2023
- Board member since 2022

Lori Almasy – Community Director, Kramer Triad

Establishment of Quorum



DO WE HAVE QUORUM?

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

Proof of Notice



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

Approval of 2022 Annual Meeting Minutes



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

Nominations from the Floor



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 Board seats!

Introduction of Candidates



NOMINEES:

- **CHRISTOPHER DONOGHUE (INCUMBENT)**
- **ALICIA HASHEM**
- **ANYONE ELSE?**

Voting & Ballot Casting



 **OTE**

Selection of Election Inspectors



We need two volunteers to assist with
overseeing the counting of the ballots

ASSOCIATION REPORT





2022

Association

Accomplishments

- Nature Trail Rehab Project
- Solar Panel Guidelines Published (June 2022)
- Offsite Storage Unit for HOA property
- Power washed benches around park

- Neighborhood social events
 - Easter Egg Hunt
 - Summer Bash
 - Halloween Decorating Contest
 - Kids' and Adults' Halloween Parties
 - Tree-lighting at the Gazebo
 - Movies in the Park



2023

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 (we're still trying!)
- Continued maintenance in the park
- Updating of architectural guideline documents (some as old as 2013!)
- Neighborhood social events
 - Continue with the following events
 - “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?!
- Always looking for volunteers to help with our events!

Financial Report





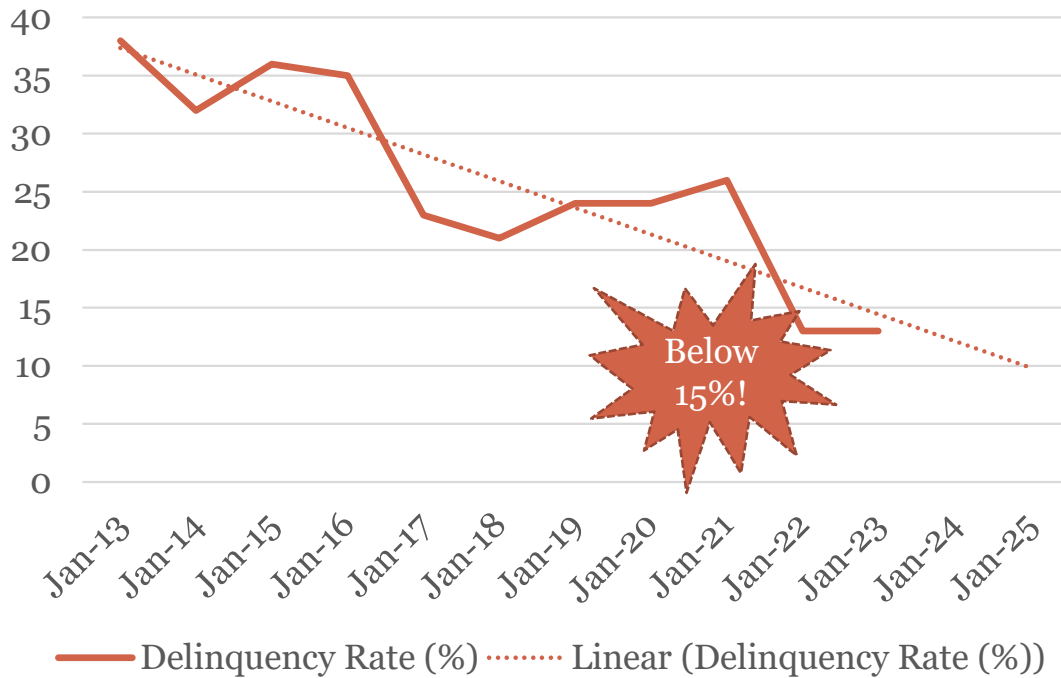
2022 Financials

- Ended 2022 with \$940 surplus income
- Now that we're fully built up it will be harder to break even each year. Lucky if we have a surplus.
- Nature trail rehab and landscape maintenance was our primary expense in 2022
- As of December 31st 2022
 - Total Operating Funds: \$38,223.37
 - ✦ 2021: \$42,271.69
 - ✦ 2020: \$ 33,731.16
 - Total Reserve Funds: \$42,497.45
 - ✦ 2021: \$42,497.45
 - ✦ 2020: \$ 28,403.98

Delinquency Rate Trends

2023 – 293 accounts

Delinquency Rate (%)



Delinquency rate – still under 15%!

- May 2023 – 13%
- April 2022 – 13%
- April 2021 – 26%
- Nov. 2020 – 24%
- April 2019 – 24%
- April 2018 – 21%

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



SUMMARY

Collections & Delinquencies

There are a total of 293
homes in our
Association

- Bad debt write-offs
 - \$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 written off in 2019 ☹**
 - **\$0 written off in 2020 ☺**
 - **\$0 written off in 2021!! ☺ ☺**
 - **\$0 written off in 2022!!! ☺ ☺ ☺**
- There are currently 38 delinquent accounts totaling \$8,310

Be Proactive

- 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 to 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!
- You can break payments up into \$30 / month to stay current.

Talk to us!

Open Discussion 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



Congratulations Lori!



I want to take the time to recognize and congratulate Lori Almasy for her promotion to Community Director.

Lori became our Community Manager back in December 2016. The first e-mail I have from her is from 12/16/16, 2,343 days ago (but who's counting) Lori and I have exchanged 2,399 e-mails since 12/16/16. To say we're in constant communication is an understatement.

Lori has been our bulldog, our advisor, and our champion for the past 7 years. She always goes to great lengths to make sure that our concerns are handled and heard. On a personal level I will sincerely miss working with her. Lori will be sincerely missed as our Community Manager, and our new CAM has big shoes to fill ... we apologize in advance for being difficult. 😊

Salt River Greenway



Motion to Adjourn



**WE NEED A MOTION FROM THE FLOOR TO
ADJOURN THE MEETING**

Thank You



I will forever be grateful for the opportunity I had to serve on the board, for the friendships made along the way, and for the trust everyone has had in me as a member of the board.

While on the board we've seen Lombardo come back and complete the subdivision from 166 houses to 293. Our annual budget also grew from \$60k to \$105k. We overhauled our front entrance stonework and fence, replaced failing sidewalk all around the park, rehabbed the gazebo, and repaved the nature trail just to name a few of the projects. We passed the above ground swimming pool bylaw amendment which was no small feat and had been tried multiple times previously! It's been a busy 7 years!

Everything we accomplished as a board over the past 7 years is truly because I've been lucky to have amazing neighbors to work with. I am confident that I'm leaving the board in good hands, and I cannot say enough good things about the board we have in place. They are dedicated, passionate, and want to serve the community. To Roberta, Kristy, Tara, and Chris – you all are **awesome** and I sincerely have appreciated working with you all.

Decora Park Association



MAY 17, 2023

MEETING ADJOURNED

THANK YOU!