



# **Churchill Crossing**

## **Annual Homeowners Meeting**

04 Feb 2009



# Churchill Crossing

## ***Welcome to your Annual HOA Meeting!***

- **Please Sign-in so that we know who is here**
  - Please add your email address so that the Board can more easily communicate with you, and also to advise you of FM Town issues/meetings that may affect you
    - *email addresses will only be used for HOA business*
- **Please complete a raffle ticket and enter for your chance to win a *free year's HOA Fee* for 2010 as a thank you for your attendance!  
**[Minh Nguyen won last year's drawing]****
- **Visit your HOA email Site at: [www.ChurchillCrossing.org](http://www.ChurchillCrossing.org)**
  - Site is updated with Board meeting notes, Homeowner & Board communications
  - Best way to contact Board Members and to keep up with HOA news



# **Churchill Crossing**

## **Agenda**

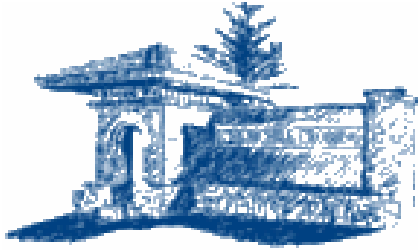
- **Attendee Sign-in**
- **Introduce current Board Members**
- **Document Homeowner count**
- **General information**
- **CMG Statement of Work**
- **Financial Report**
- **Discussion of projects**
- **Election of Board members for 2009**
- ***Raffle!!!***
- **Open for Questions and New Business**



# **Churchill Crossing**

## **Current Board Members**

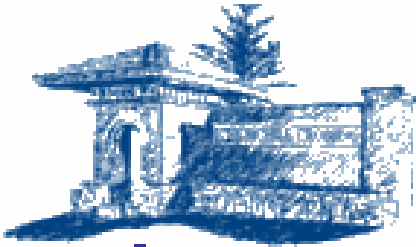
- **Tom Marshall, President**
- **Preston Dane, Secretary**
- **Dan Hamstra, Treasurer**
- **Calvin Archer, Member**
- **Mike Saunders, Member**



# **Churchill Crossing**

## **Flower Mound HOA Coalition**

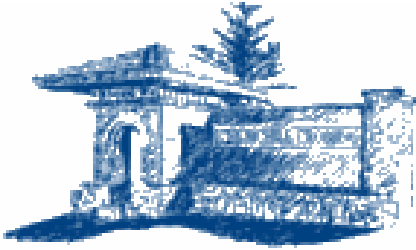
- Your Board and CMG continue to work with other FM HOA organizations and the Mayor and council members to better represent your interests
  - We are in an coalition of FM HOA's and have assisted them in direct discussions with FM town officials to present our joint issues and concerns
  - We have presented specific concerns to the Mayor and are trying to get resolution
  - Board members attend the Mayor's resident coordination meeting to get information and provide input
    - However, mayor's meetings have become infrequent
    - Putting more emphasis on FM HOA coalition to get action
  - Town briefs HOA's on road construction status & proposed ordinances/regulations [e.g., natural gas drilling]
  - We are also discussing with other HOA's their experiences with suppliers and contractors so that we can get the best performers for our needs
  - New Web Site is being set up with HOA & residential information



# Churchill Crossing

## Impact of FM HOA Issues to your HOA:

- Over last four+ years, FM town has significantly increased restrictions/oversight to HOA asset repairs and/or replacements; basically:
  - No repair and/or replacement can be initiated without town staff approval, permit and engineering study
  - There is no written definition that details how this approval process is to work, or exactly what type of repairs are included
  - FM staff has interpreted this oversight to include all repairs and/or asset replacements
  - FM staff states that this oversight is necessary due to HOA structure failures thru-out town [particularly brick walls]
- This lack of information/clarity/understanding has caused delays and increased costs of repairs for all FM HOA's
- We did, however, get approval and began our brick wall repairs
  - Brick wall deterioration has become big issue/cost for all FM HOA's due to poor design and age



# Churchill Crossing

## Top Issues facing FM HOA's

- Compliance with HOA CC & R's & FM Town codes
- HOA Maintenance issues [e.g., lawns, fences, painting]
- Collection policy & foreclosures
- Brick Wall repair issues
- Neighborhood involvement – Board members, volunteers
- Construction impacts e.g., road expansions, new buildings]
- Traffic [speeding & cut-thru, school pickup/drop-off]
- School Noise



# Churchill Crossing

## Our Property Management Company **Community Management Group [CMG]**

- Carter Low, here tonight, is a principal in the firm
- Our contracted Statement of Work includes:
  - Maintenance Management
  - Subcontractor Selection [Competitive Bidding] & Work Oversight
  - Financial Reporting
  - Homeowner fee collection
  - Bill Payment
  - CC&R Survey & Compliance
  - Legal Council & Communication
  - Activity Reports [Financial & Compliance]
  - HOA Web Site maintenance and Support
- Intent is to provide an experienced & objective resource for Churchill Crossing HOA at a reasonable cost
- Consistent and objective CC&R enforcement
- [Any questions for Carter?](#)



# Churchill Crossing

## Property Management Activity

	<u>2008</u>	<u>2007</u>
<b>Arch Requests</b>	8	4
<b>Number of Houses Sold</b>	9	15
<b>Violation Types</b>		
Trash Cans Visible	67	102
Improper Storage of Vehicles	8	15
Landscaping	39	105
Commercial Signs Visible	59	4
Debris Visible	47	63
Fence Issues	14	15
Misc.	1	3
<b>Total Violations</b>	235	307
# of Violations that Closed	234	285
# of Open Violations	2	22
<b>Total Number of Violations</b>	<b>236</b>	<b>307</b>
<b>ACTIONS TAKEN</b>		
# of Violation Notices Sent	137	272
# of Fines Assessed	0	0
<b>Total Number of Notices Sent</b>	<b>137</b>	<b>272</b>



# **Churchill Crossing**

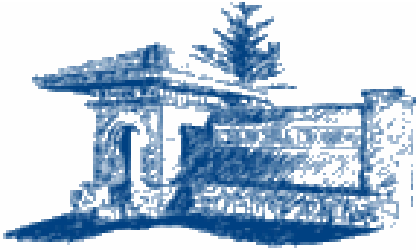
## **Architectural Committee Reminder**

- Purpose is to maintain & improve Property Values
- Arch Committee is current Board members
- Arch Form is available on the HOA web site
- CMG recently sent reminder letter to all homeowners
- CC&R's state that any construction or paint changes [except exact match to current, approved color] must be presented to the Arch Committee prior to job start
  - Examples: Pool installation or any external construction; fence changes; trim paint changes; re-roofing to anything except Weathered Wood [grey]
  - Exceptions: Trim re-paint to same color; fence re-stain or repair to same color and format
- *If any doubt;* go to the Arch Committee; this will avoid costly changes or re-do's



**Churchill Crossing**

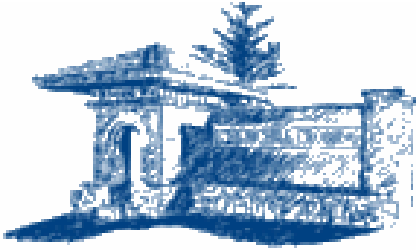
# 2009 Financial Position



# Churchill Crossing

## 2009 HOA Homeowner fee discussion

- 2009: no increase in annual HOA fee [\$295]
- Last increase was Jan 2008 [\$25]
- Cost driver continues to be utility costs
  - Water
- All other recurring expenses remain flat over last four years [ref: following charts]
- Board intent is keep expenses at or below income on annual basis so that reserve is protected for asset coverage
- Churchill Crossing remains at the low end of FM HOA's [from FM HOA Association survey]



# Churchill Crossing

## Reserve Discussion

### Background:

- Membership adopted the concept of a reserve requirement in 2006 to cover asset repair/replacement
  - Included Board estimate that approx \$100k be set-aside for listed assets
  - Homeowners requested confirmation of need and total value
- Board hired Dotson Engr to independently develop asset listing and to calculate recommended reserve value
  - Dotson recommended \$120k reserve
  - Board decided that a reserve of \$60k should be sufficient with close attention to expenditures
  - If asset repair/mtce costs run higher, may re-visit reserve value
- **Current Equity is \$60,837 [net worth]**
- Purpose of reserve is to avoid special assessments levied when assets require replacement or repair



# Churchill Crossing

## Year-end 2008 Financial Position

10:34 AM  
01/28/09  
Accrual Basis

### Churchill Crossing Homeowners Assoc. Balance Sheet Report As of December 31, 2008

	Dec 31, 08	Nov 30, 08	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Compass CD 2207	11,058.20	11,058.20	0.00
Compass CD 2177	10,762.67	10,762.67	0.00
Compass Money Market	33,338.27	38,253.21	-4,914.94
Compass Checking	6,990.03	7,158.95	-168.92
<b>Total Checking/Savings</b>	<b>62,149.17</b>	<b>67,233.03</b>	<b>-5,083.86</b>
<b>Accounts Receivable</b>			
Accounts Receivable	900.00	900.00	0.00
<b>Total Accounts Receivable</b>	<b>900.00</b>	<b>900.00</b>	<b>0.00</b>
<b>Other Current Assets</b>			
Prepaid Insurance	2,441.75	2,734.00	-292.25
Undeposited Funds	0.00	175.00	-175.00
<b>Total Other Current Assets</b>	<b>2,441.75</b>	<b>2,909.00</b>	<b>-467.25</b>
<b>Total Current Assets</b>	<b>65,490.92</b>	<b>71,042.03</b>	<b>-5,551.11</b>
<b>TOTAL ASSETS</b>	<b>65,490.92</b>	<b>71,042.03</b>	<b>-5,551.11</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
Accounts Payable	2,427.38	5,963.22	-3,555.84
<b>Total Accounts Payable</b>	<b>2,427.38</b>	<b>5,963.22</b>	<b>-3,555.84</b>
<b>Other Current Liabilities</b>			
Unpaid Collection Fees	430.00	430.00	0.00
Accrued Expenses	1,351.10	0.00	1,351.10
Prepaid Assessments	445.00	150.00	295.00
Unearned Revenue	0.00	4,523.37	-4,523.37
<b>Total Other Current Liabilities</b>	<b>2,226.10</b>	<b>5,103.37</b>	<b>-2,877.27</b>
<b>Total Current Liabilities</b>	<b>4,653.48</b>	<b>11,066.59</b>	<b>-6,433.11</b>
<b>Total Liabilities</b>	<b>4,653.48</b>	<b>11,066.59</b>	<b>-6,433.11</b>
<b>Equity</b>			
Reserve Fund	8,616.00	8,257.00	359.00
Retained Earnings	51,517.13	51,517.13	0.00
Net Income	704.31	181.31	523.00
<b>Total Equity</b>	<b>60,837.44</b>	<b>59,955.44</b>	<b>882.00</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>65,490.92</b>	<b>71,042.03</b>	<b>-5,551.11</b>

Reference  
2007 Year End  
Equity = \$54,830

2008 Year End  
Equity = \$ 60,837



# Churchill Crossing

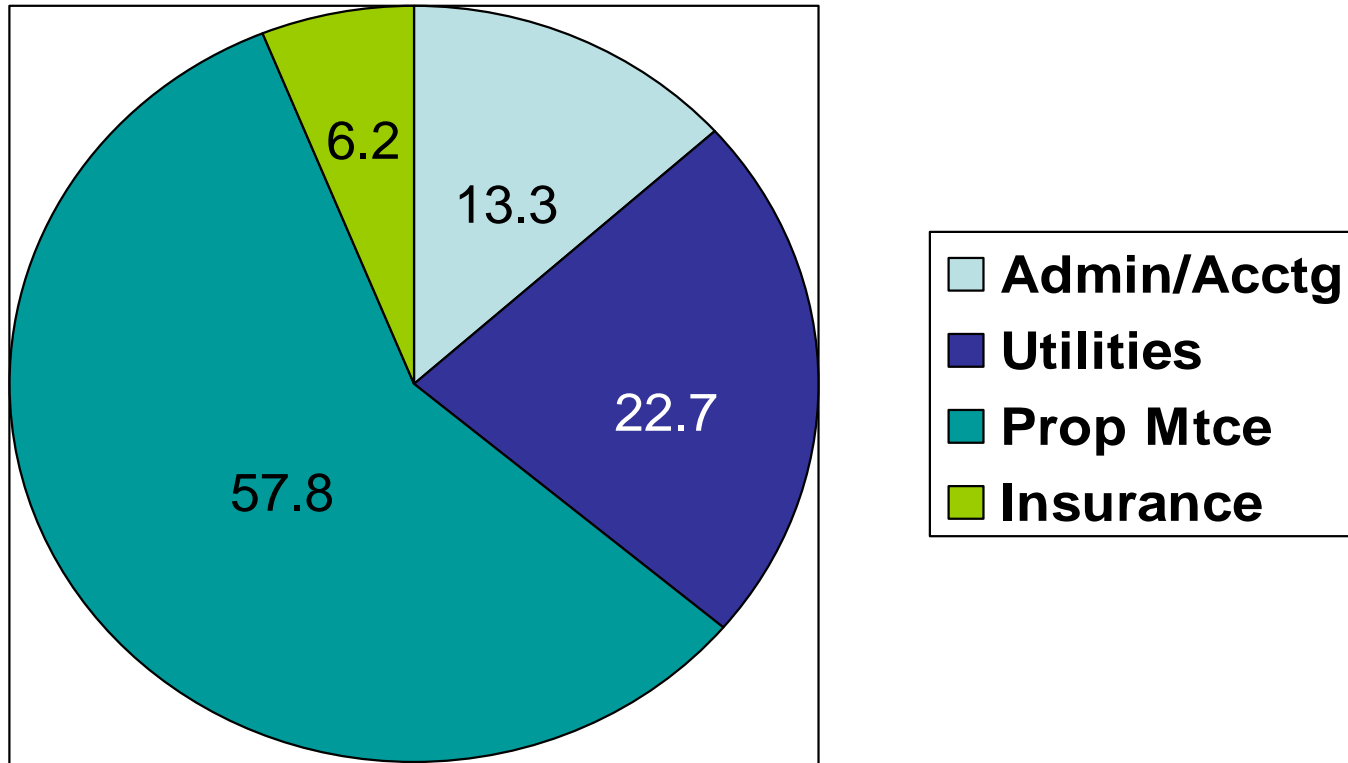
## Homeowners Assoc Income Statement Comparison: 2006 to 2007 to 2008

Ordinary Income/Expense	Jan – Dec 06	Jan– Dec 07	Jan – Dec 08
<b>Income</b>			
Interest income	1,512.06	1,485.81	1,645.24
Fines	50.00	0.00	0.00
Annual Dues	52,920.00	52,650.00	57,525.00
Late Fees	800.00	775.00	0.00
Transfer Fees	3,500.00	2450.00	1,925.00
<b>Total Income</b>	<b>58,782.06</b>	<b>57,360.81</b>	<b>61,810.24</b>
<b>Expenses</b>			
<b>Admin Expenses</b>			
Welcome Packages	0.00	0.00	0.00
Accounting	0.00	0.00	0.00
Admin Services	350.00	0.00	0.00
Bank Service Charges	6.00	39.00	42.00
Insurance	3,207.35	3,623.90	3,507.00
Internet Expenses	127.60	127.55	129.39
Management Fees	7,056.00	7,056.00	7,056.00
Meetings	259.80	0.00	124.20
Newsletters	400.00	40.59	0.00
Printing & Office Supplies	0.00	0.00	0.00
Postage & Box Rental	7.43	239.82	211.85
Professional Fees	0.00	0.00	0.00
<b>Total Admin Expenses</b>	<b>11,414.18</b>	<b>11,126.86</b>	<b>11,070.44</b>
<b>Utilities</b>			
Electric	3,059.27	2,444.10	2,690.67
Water	8,145.58	6,083.37	10,202.14
<b>Total Utilities</b>	<b>11,204.85</b>	<b>8,527.47</b>	<b>12,892.81</b>
<b>Property Maintenance</b>			
Pond Maintenance	6,972.49	4,263.41	5242.20
Sprinkler	562.12	300.22	816.50
Landscaping	18,162.06	19,565.43	23,379.98
Repairs	151.27	2,437.02	3,323.20
Other	1,235.70	993.28	72.80
<b>Total Property Maintenance</b>	<b>27,083.66</b>	<b>27,559.36</b>	<b>32,834.68</b>
<b>Total Expenses</b>	<b>49,702.69</b>	<b>47,213.69</b>	<b>56,797.93</b>
<b>Net Income</b>	<b>9,079.37</b>	<b>10,147.12</b>	<b>5,012.31</b>



# Churchill Crossing

## 2008 Expenditures by Category [%]

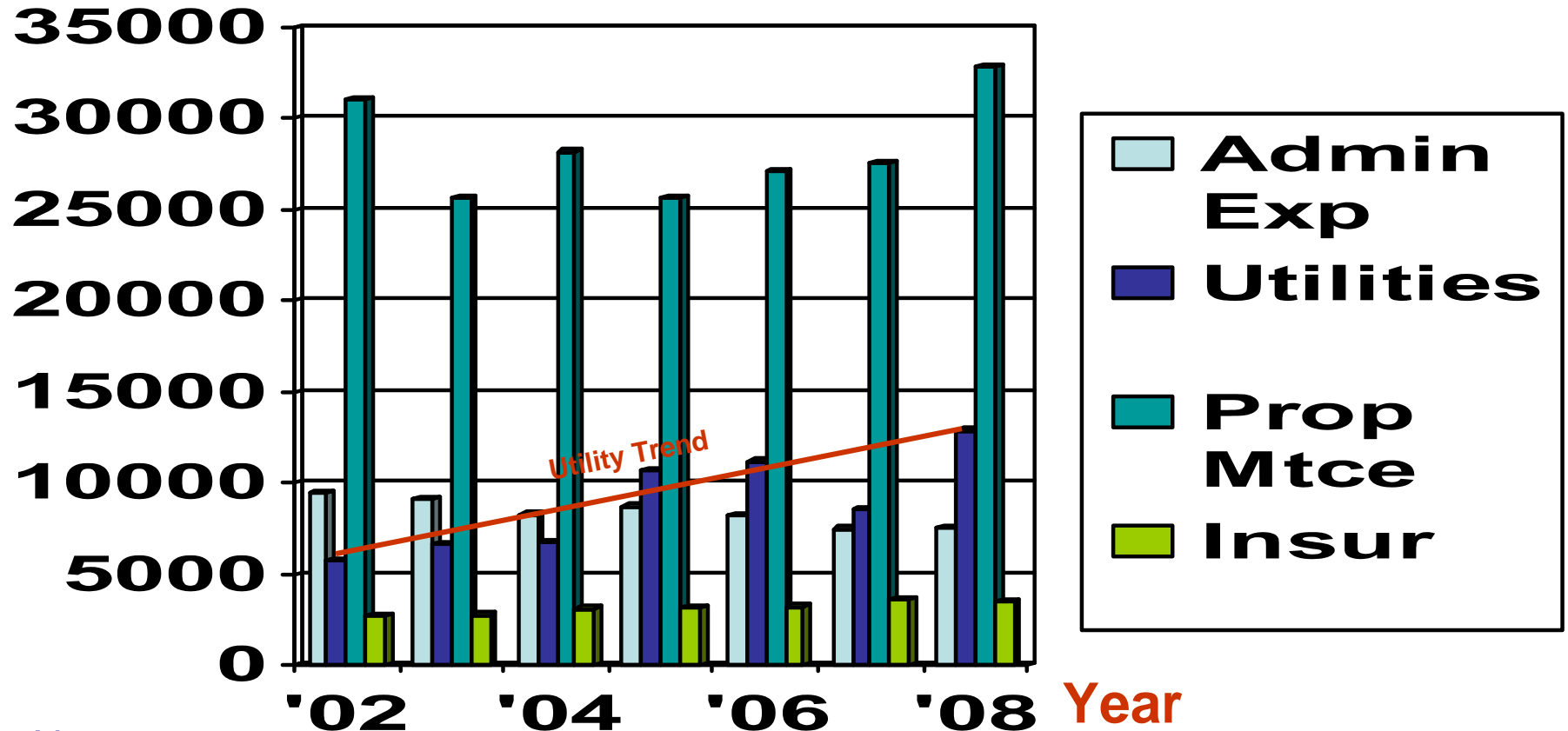




# Churchill Crossing

## Historical Comparisons by Expense Category

Dollars



Note:

- Utility bills have doubled over the last 6 years and rates will continue upward
- 2007 Water value was significantly lower due to heavy rains
- 2008 Property Mtce includes brick wall repairs [\$3300] & tree trimming [\$2500]



# Churchill Crossing

## HOA Projects: Completions, In-work & Proposed

### Current Projects:

- Brick wall repairs completed [based on Contractor review of entire length of wall]; more condition problems recently reported & contractor contacted to schedule walk-thru/work
- Pond pump replaced under warranty
- Board & affected home owners agreed to set Old Settler fence height at 8ft due to school lights & noise, and current appearance/condition necessitates repair or replacement
  - Board is providing incentive of \$12/linear foot if homeowners pay for replacement/ improvement to 8 foot fence [max \$9,120 over years]
  - Upgrade will occur at convenience of individual home owners
  - Recurring Maintenance will remain home owner responsibility
- Gazebo repairs required [should be minor]
- Minor work at Broadmoor drain culvert to improve flow
- Lights around pond for safety/aesthetics Consideration
- Heatfield Entry Wall [Brick w/ sign] at Old Settlers Consideration



# Churchill Crossing

## 2009 Board Nominations and Election

- Existing Board Members who may continue  
**Calvin, Mike, Preston & Tom**
- Nominations from the floor??? [Need new  
candidates to come forward]
  - Bob Baisley volunteered
- Election
- Election Results and 2009 Board Announced
- **Raffle!!!**



# **Churchill Crossing**

- **Questions or New Business???**
- **Adjourn**

This Presentation will be posted to the HOA website

***Thank You for coming and participating;  
this is your Home Owner Association!***



# Churchill Crossing

## Year-end 2007 Financial Position

	Dec 31, 07	Nov 30, 07	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
Compass CD 2207	10,453.74	10,453.74	0.00
Compass CD 2177	10,372.43	10,372.43	0.00
Compass Money Market	35,693.03	35,596.20	96.83
Compass Checking	9,428.63	4,792.16	4,636.47
<b>Total Checking/Savings</b>	<b>65,947.83</b>	<b>61,214.53</b>	<b>4,733.30</b>
Accounts Receivable			
Accounts Receivable	50.00	50.00	0.00
<b>Total Accounts Receivable</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>
Other Current Assets			
Prepaid Insurance	2,441.75	2,734.00	-292.25
<b>Total Other Current Assets</b>	<b>2,441.75</b>	<b>2,734.00</b>	<b>-292.25</b>
<b>Total Current Assets</b>	<b>68,439.58</b>	<b>63,998.53</b>	<b>4,441.05</b>
<b>TOTAL ASSETS</b>	<b>68,439.58</b>	<b>63,998.53</b>	<b>4,441.05</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	3,892.05	5,351.22	-1,459.17
<b>Total Accounts Payable</b>	<b>3,892.05</b>	<b>5,351.22</b>	<b>-1,459.17</b>
Other Current Liabilities			
Accrued Expenses	1,351.10	0.00	1,351.10
Prepaid Assessments	8,366.00	131.00	8,235.00
Unearned Revenue	0.00	4,410.00	-4,410.00
<b>Total Other Current Liabilities</b>	<b>9,717.10</b>	<b>4,541.00</b>	<b>5,176.10</b>
<b>Total Current Liabilities</b>	<b>13,609.15</b>	<b>9,892.22</b>	<b>3,716.93</b>
<b>Total Liabilities</b>	<b>13,609.15</b>	<b>9,892.22</b>	<b>3,716.93</b>
Equity			
Reserve Fund	4,308.00	3,949.00	359.00
Retained Earnings	44,683.31	44,683.31	0.00
Net Income	5,839.12	5,474.00	365.12
<b>Total Equity</b>	<b>54,830.43</b>	<b>54,106.31</b>	<b>724.12</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>68,439.58</b>	<b>63,998.53</b>	<b>4,441.05</b>

Reference Only

Reserve = \$54,830



# Churchill Crossing

Reference Only

## Old Settler Fence Replacement Project

	3212 Heatfield Keiderling	3417 Beckingham Eghbal	3413 Beckingham Daniels	3409 Beckingham Le	3405 Beckingham Koonjbeary	3401 Beckingham Bixby	3309 Beckingham Sambamoorthy	3305 Beckingham Patrick	3301 Beckingham Crouse	3209 Wareham Brumley	
	50'	41'	71'	71'	70'	71'	70'	70'	134'	69'	
		\$ 5.00	\$ 10.00	\$ 15.00	\$ 20.00	\$ 25.00	\$ 28.00	\$ 30.00	\$ 35.00	\$ 40.00	\$ 48.00
Homeowner	Sq Ft	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	
Keiderling	50	\$ 250	\$ 500	\$ 750	\$ 1,000	\$ 1,250	\$ 1,400	\$ 1,500	\$ 1,750	\$ 2,000	\$ 2,400
Eghbal	84	\$ 420	\$ 840	\$ 1,260	\$ 1,680	\$ 2,100	\$ 2,352	\$ 2,520	\$ 2,940	\$ 3,360	\$ 4,032
Daniels	71	\$ 355	\$ 710	\$ 1,065	\$ 1,420	\$ 1,775	\$ 1,988	\$ 2,130	\$ 2,485	\$ 2,840	\$ 3,408
Le	71	\$ 355	\$ 710	\$ 1,065	\$ 1,420	\$ 1,775	\$ 1,988	\$ 2,130	\$ 2,485	\$ 2,840	\$ 3,408
Koonjbeary	70	\$ 350	\$ 700	\$ 1,050	\$ 1,400	\$ 1,750	\$ 1,960	\$ 2,100	\$ 2,450	\$ 2,800	\$ 3,360
Bixby	71	\$ 355	\$ 710	\$ 1,065	\$ 1,420	\$ 1,775	\$ 1,988	\$ 2,130	\$ 2,485	\$ 2,840	\$ 3,408
Sambamoorthy	70	\$ 350	\$ 700	\$ 1,050	\$ 1,400	\$ 1,750	\$ 1,960	\$ 2,100	\$ 2,450	\$ 2,800	\$ 3,360
Patrick	70	\$ 350	\$ 700	\$ 1,050	\$ 1,400	\$ 1,750	\$ 1,960	\$ 2,100	\$ 2,450	\$ 2,800	\$ 3,360
Crouse	134	\$ 670	\$ 1,340	\$ 2,010	\$ 2,680	\$ 3,350	\$ 3,752	\$ 4,020	\$ 4,690	\$ 5,360	\$ 6,432
Brumley	69	\$ 345	\$ 690	\$ 1,035	\$ 1,380	\$ 1,725	\$ 1,932	\$ 2,070	\$ 2,415	\$ 2,760	\$ 3,312
	760	\$ 3,800	\$ 7,600	\$ 11,400	\$ 15,200	\$ 19,000	\$ 21,280	\$ 22,800	\$ 26,600	\$ 30,400	\$ 36,480

760 ft X \$12/ft = \$9,120 HOA maximum Share