

Hickory Nut of Wildewood Association

Annual Membership Meeting
September 29, 2008

Agenda

- 7:00 PM – Call to Order
- Introductions
 - Directors, Officers, Committee Chairs & Key Personnel
- Calendar of Events
- Financial Review & Budget Presentation
- Election of Board of Directors
- WCA Membership
- Open Floor
- Recognitions, Wrap-up, Raffle
- 8:00 PM – Adjourn

Introductions

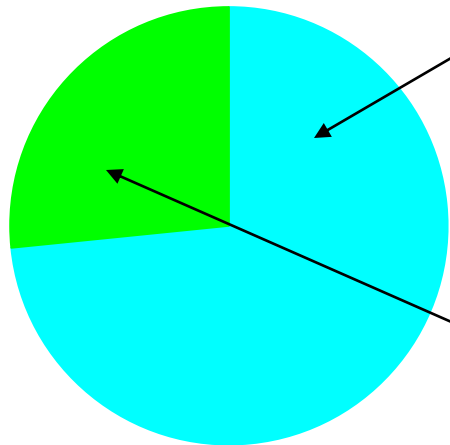
- Mike Bingham
 - President, Board member
- Mike McGinn
 - Vice President, Board member, Budget Committee Chairman, Webmaster
- Curt Sproul
 - Secretary, Board Member
- John Hill
 - Board member
- Dennis Birst
 - Board member, Architectural Control / Maintenance & Beautification Committee Chairman
- Joe Hemmingway
 - Board member
- Marj Cooley
 - Board member
- Pat Hockenberry
 - Treasurer
- Becky Barnard
 - Social Committee
- Cindy Hartman
 - Block Captain Coordinator

2009 Calendar of Events

- Board Meetings
 - 1st non-holiday Monday of even numbered months
- 1 January – 1st semi-annual assessment due
- 15-16 May – Spring clean-up
- 13 June – Community-wide yard sale
- 1 July – 2nd semi-annual assessment due
- 4 August – National Night Out
- 28 September – Annual Membership Meeting
- Holiday trash pick-up reminders
 - Don't forget that trash is picked the day **PRIOR** when the normal pick-up day is a federal holiday.

Financial Review & Budget Presentation

Our finances break down into 2 major categories



Known or Annually Recurring Expenses

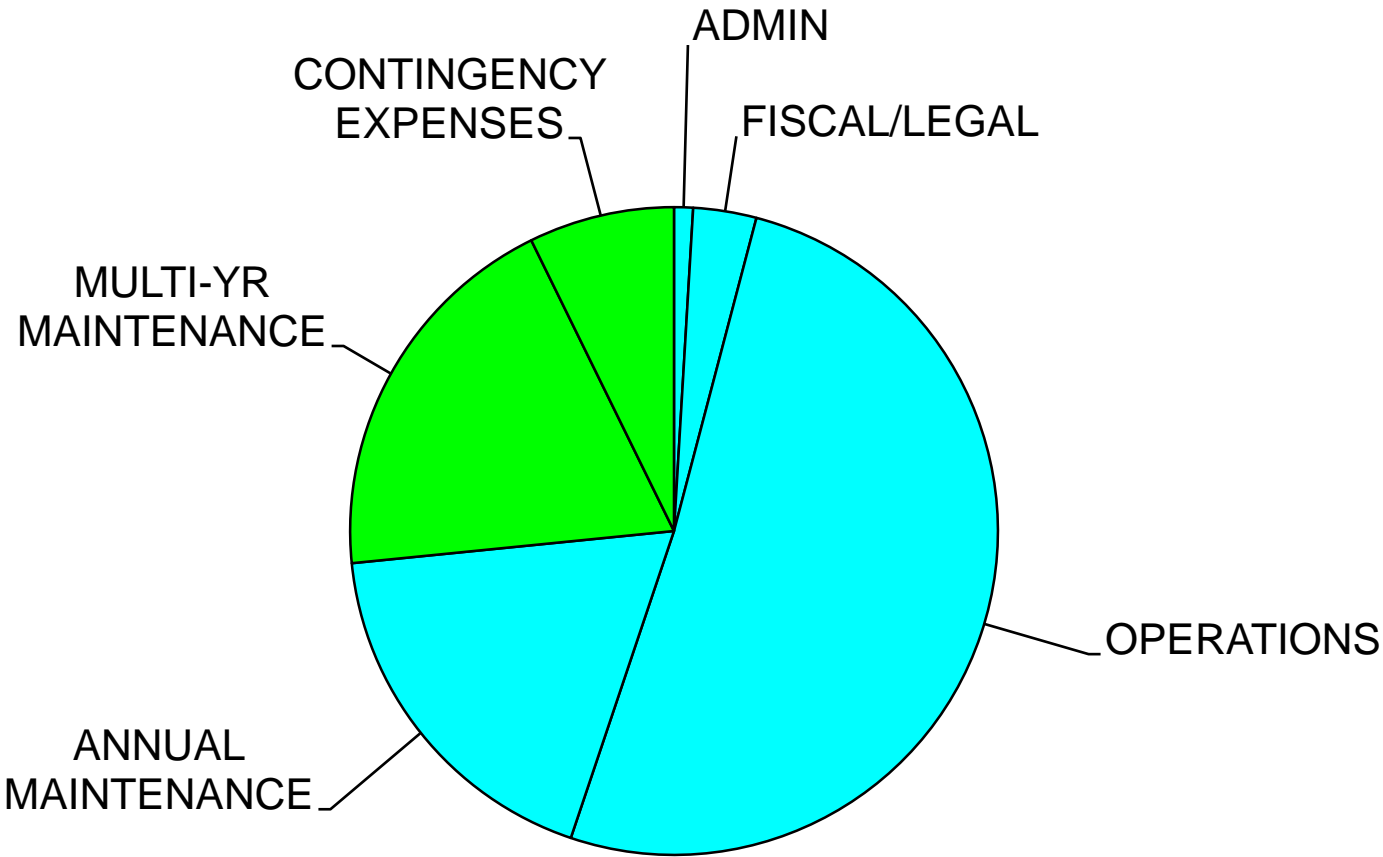
- Generally of a known or predictable amount
- Occur on an annual basis

Unknown or Non-recurring Expenses

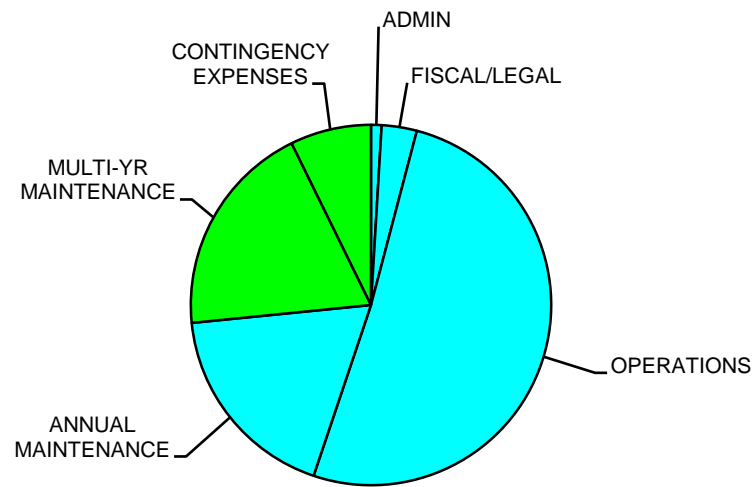
- Generally of an unknown or unpredictable amount (i.e., snow removal)
- Do not occur on an annual basis

(Note: proportions based on 2000-2008 expenditures)

These further break down into 6 sub-categories



(Note: proportions based on 2000-2008 expenditures)



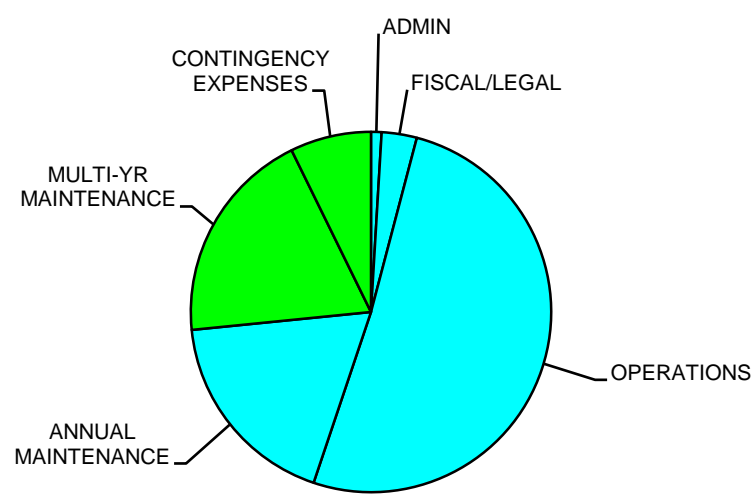
- Administration (~1%)

- Postage
- Paper
- Letterhead & Envelopes
- Office Supplies
- Safety Deposit Box

- Fiscal & Legal (~3%)

- Accounting (Taxes & Audits)
- Insurance
- Legal Fees
- Income Tax
- Financial S/W & Supplies

(Note: proportions based on 2000-2008 expenditures)



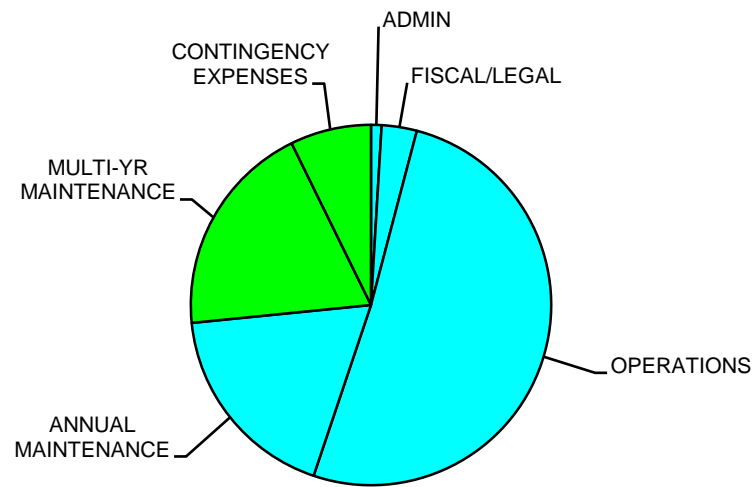
- Annual Maintenance (~18%)

- Lawn Care
- Landscaping
- Spring Clean-up

- Operations (~51%)

- Facility Rental
- Trash Removal
- Utilities (SMECO)
- Mosquito Control
- Social & Miscellaneous Expenses

(Note: proportions based on 2000-2008 expenditures)



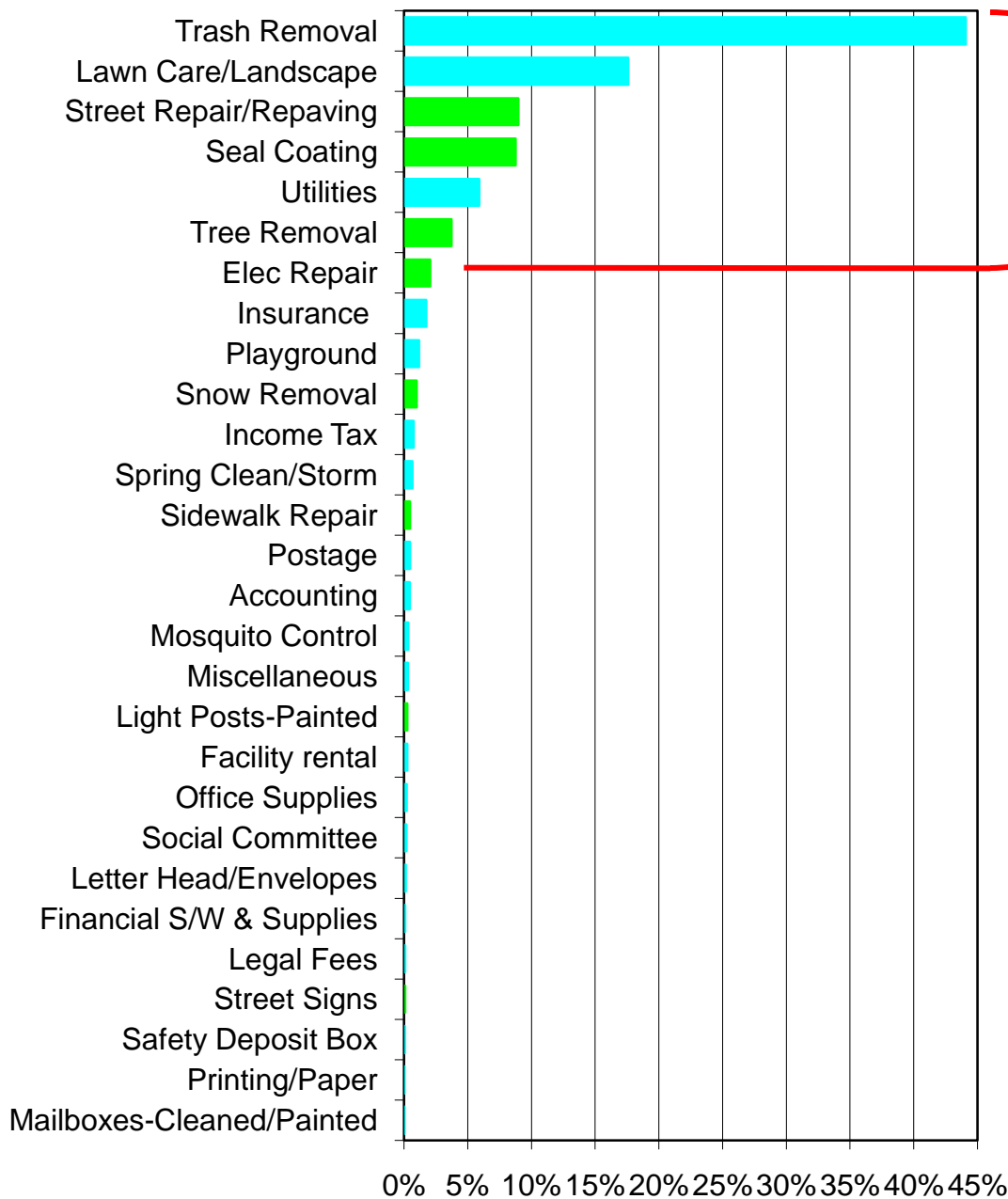
- Multi-Year Maintenance (~19%)

- Seal Coating
- Street Paving
- Street Signs
- Light Posts
- Mail Boxes
- Playground

- Contingency Expenses (~7%)

- Electrical Repair
- Sidewalk Repair
- Snow Removal
- Tree Removal

(Note: proportions based on 2000-2008 expenditures)

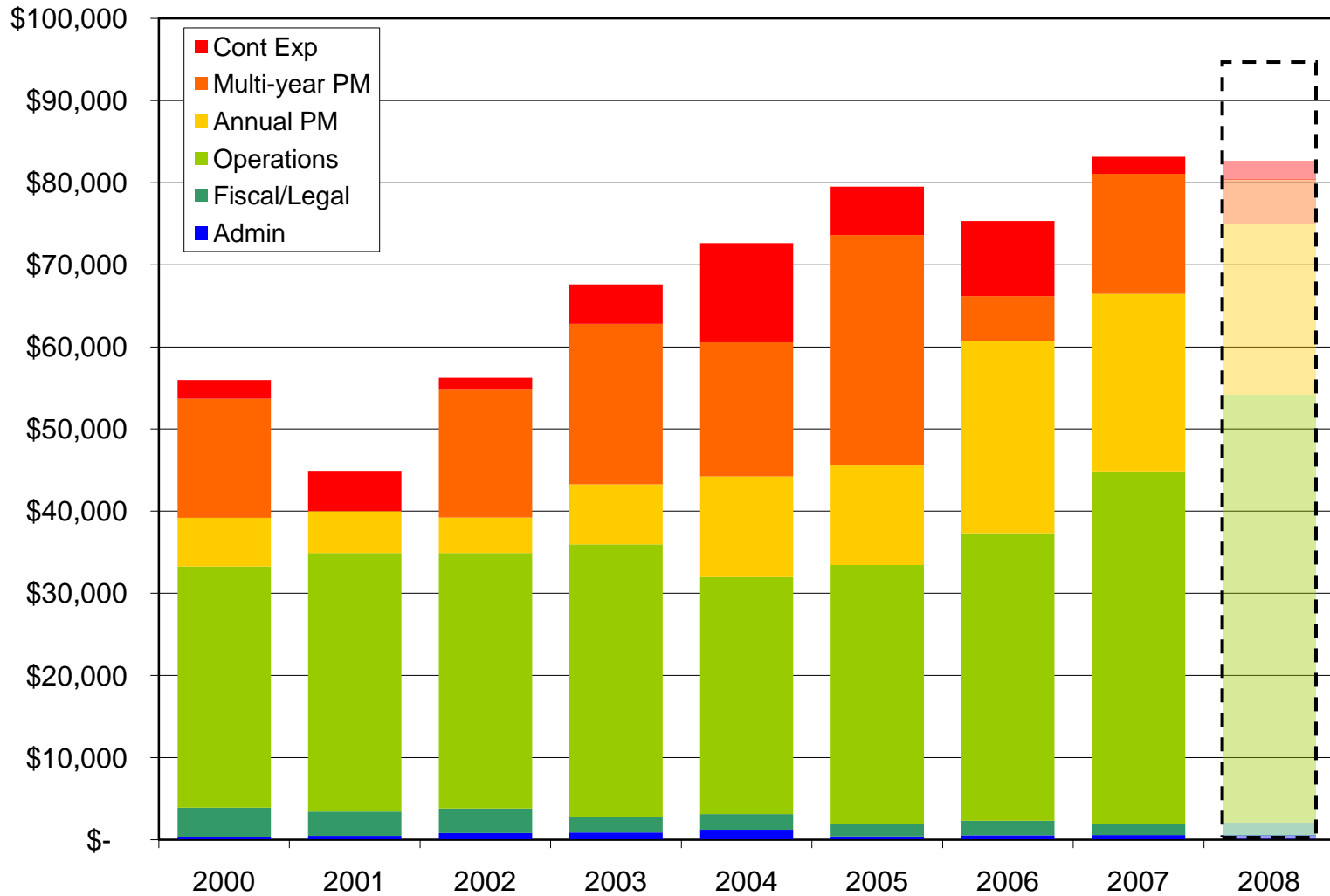


89.1%

Line Items as a Percentage of Total Expenditures

(Note: proportions based on 2000-2008 expenditures)

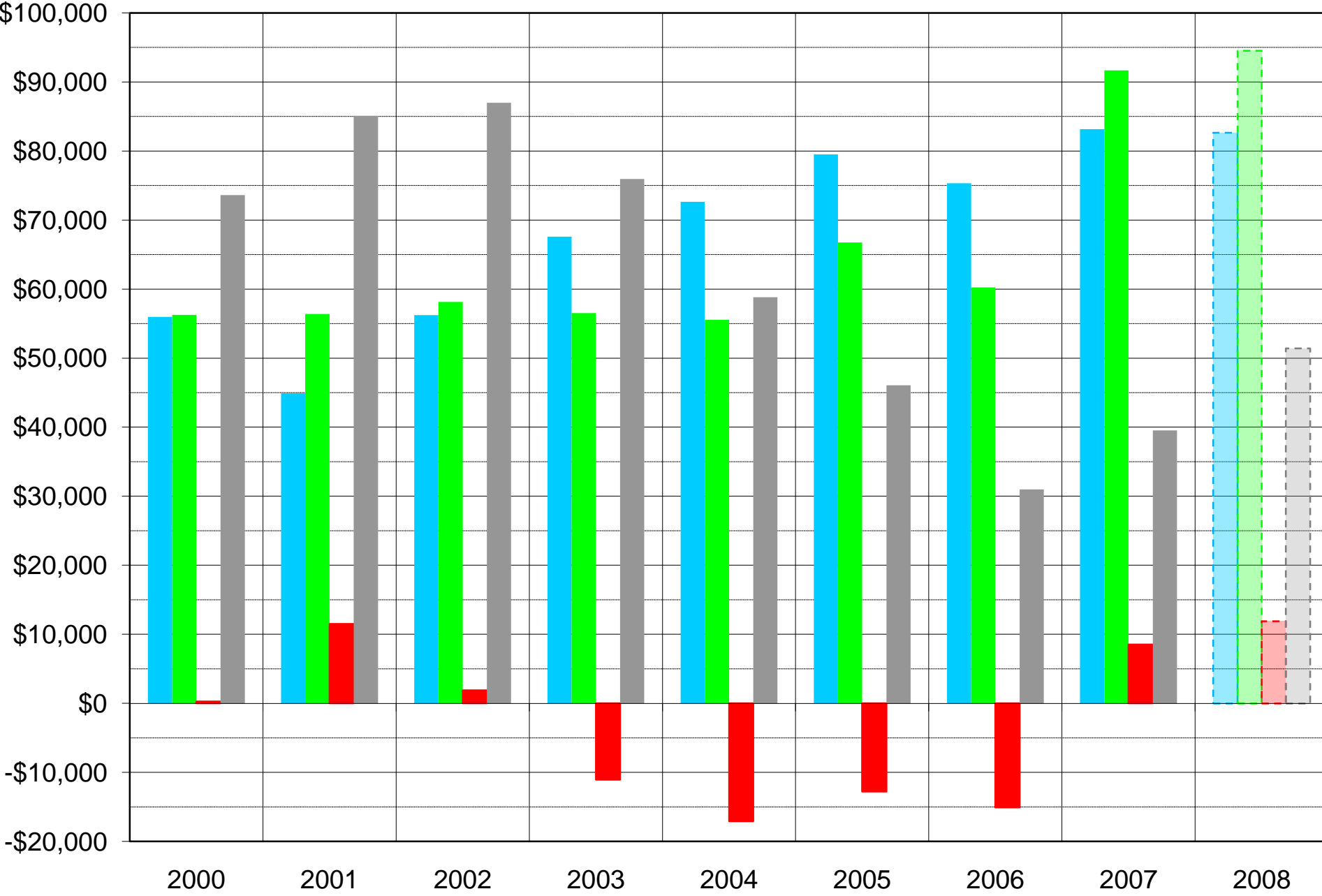
Expenditure Trends by Sub-category

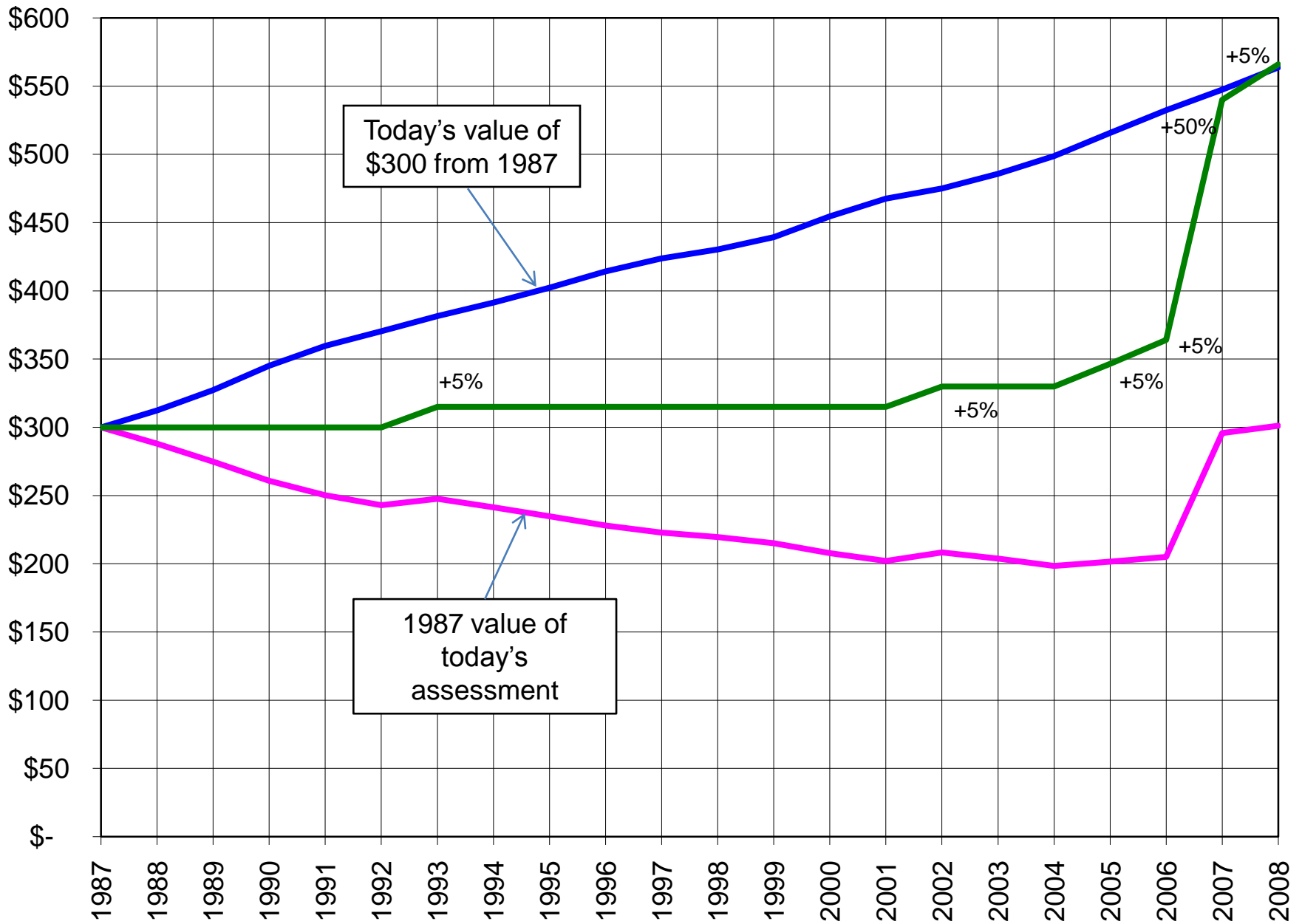


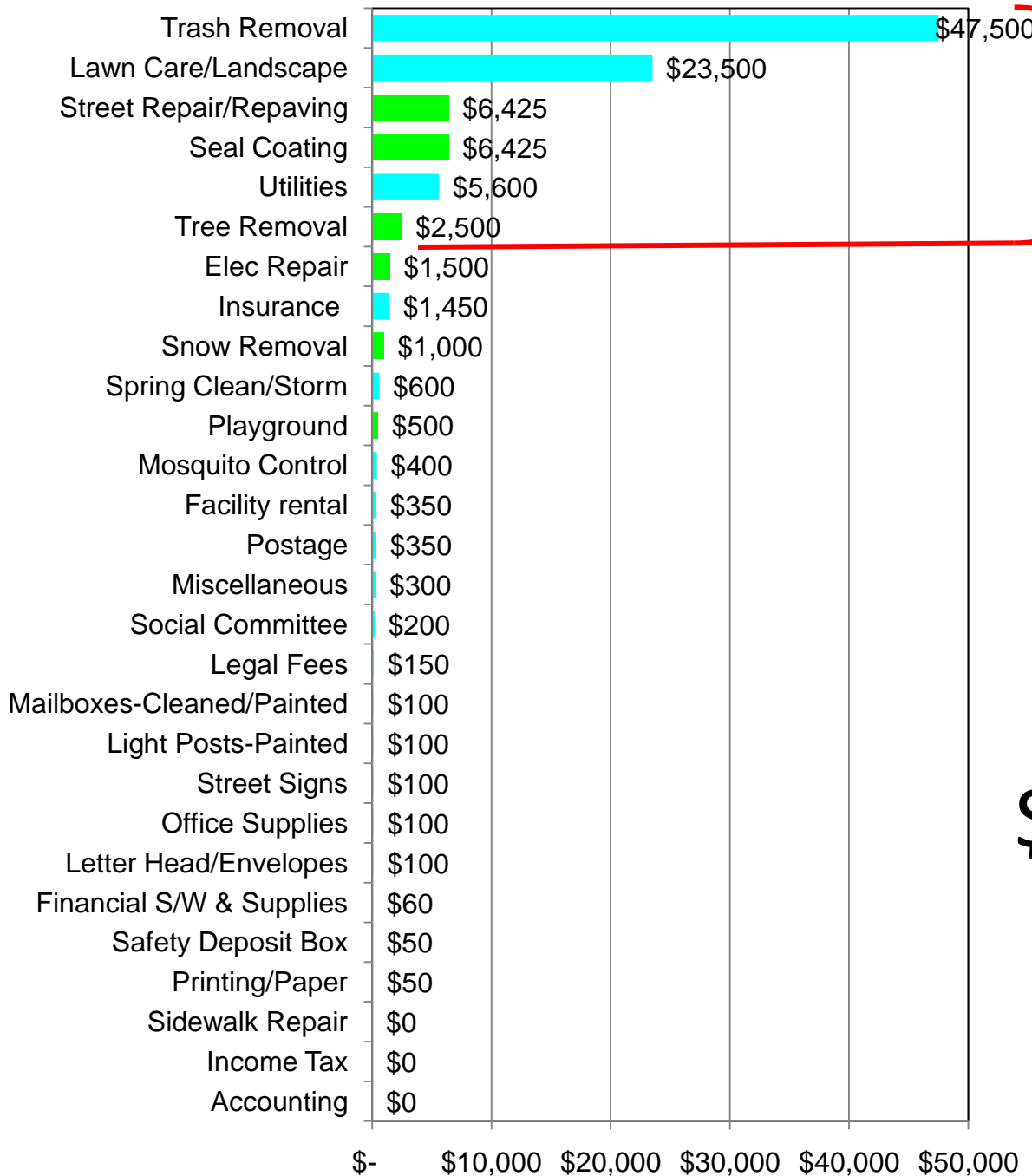
2008 values are based on end-of-year estimates

Dotted line = 2008 budget

EXPENSES INCOME DELTA ASSETS



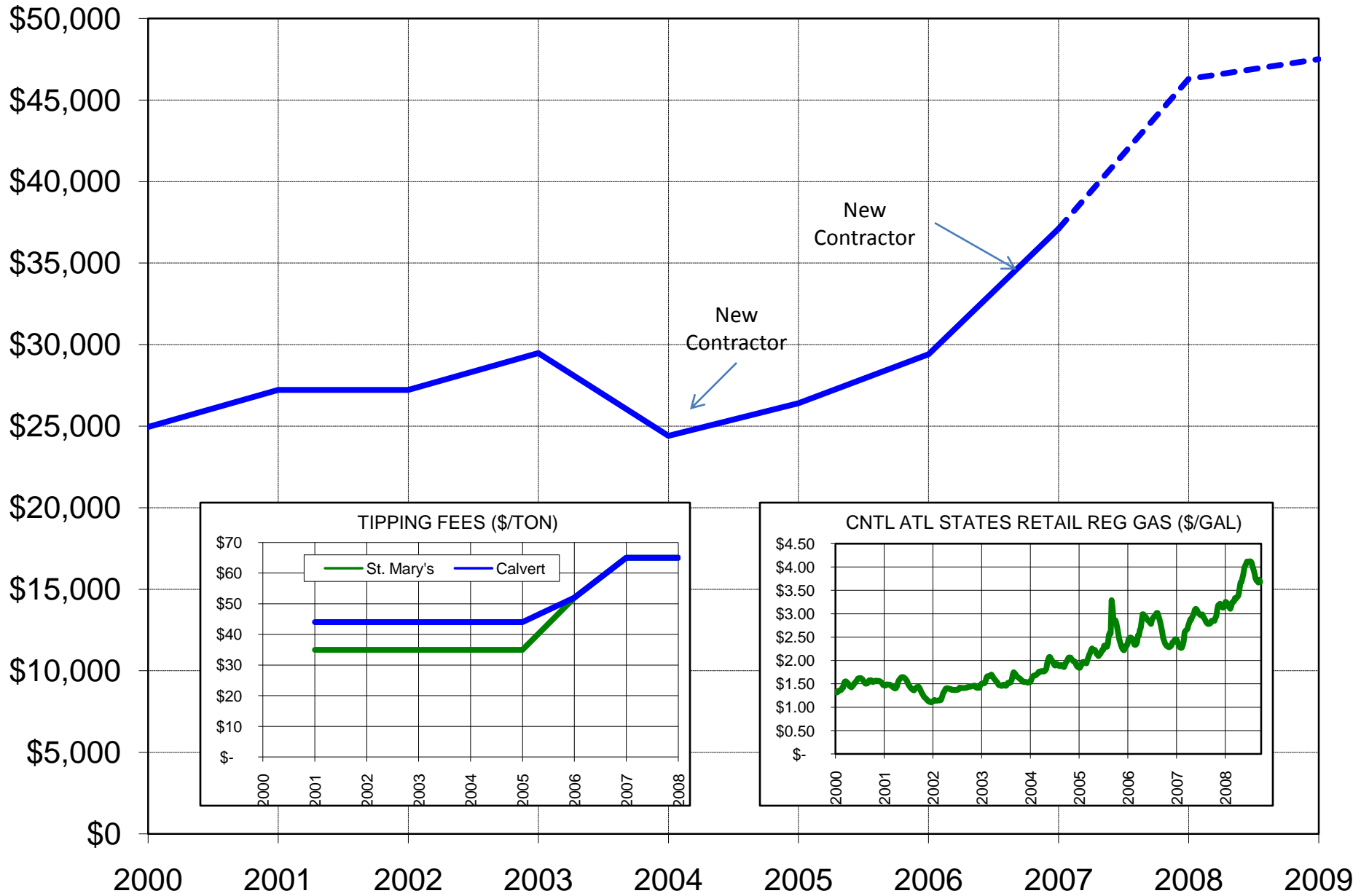




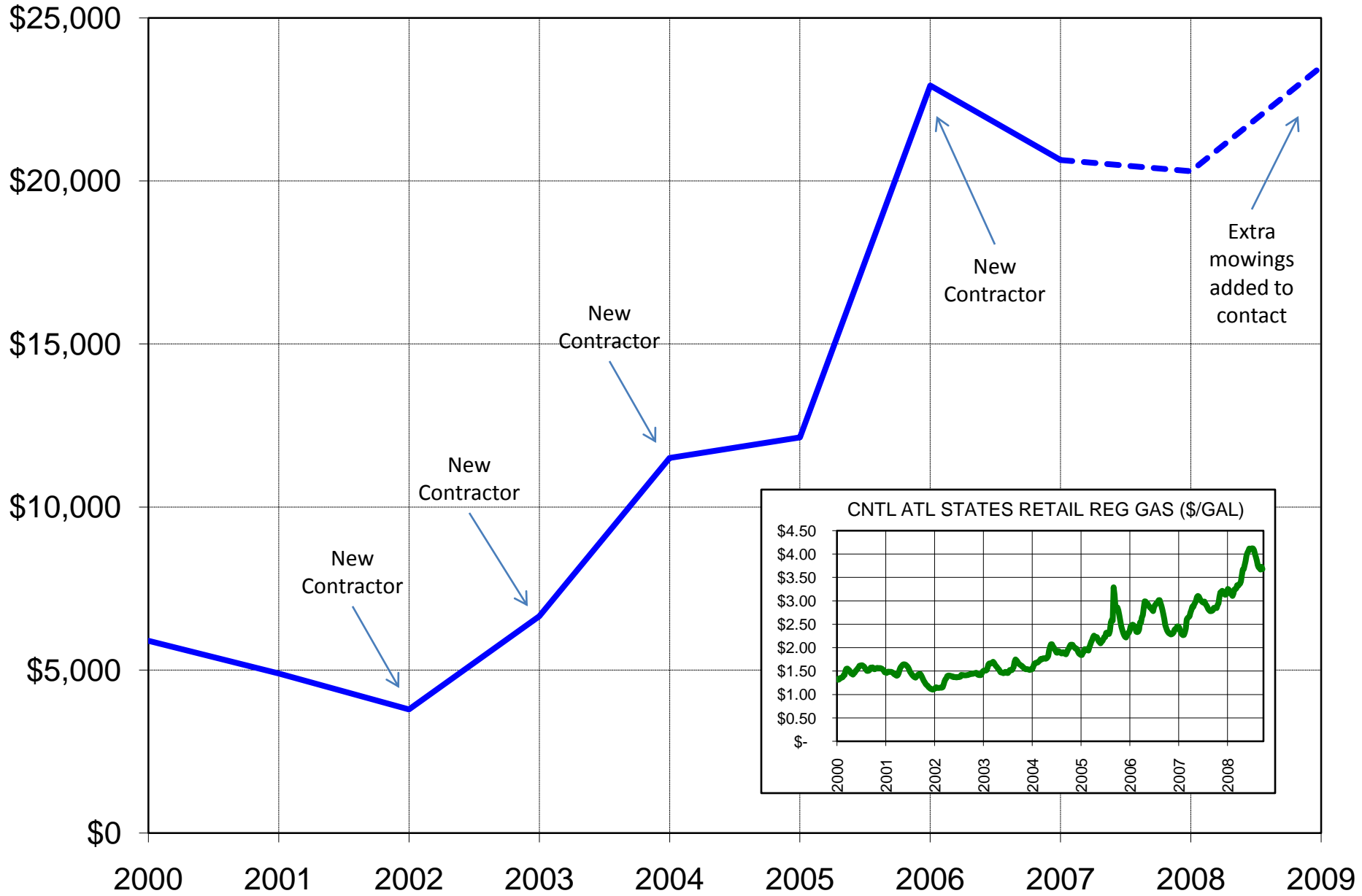
92.5%

2009
 Budget
 \$99,372
 - - - -
 \$588 per Lot

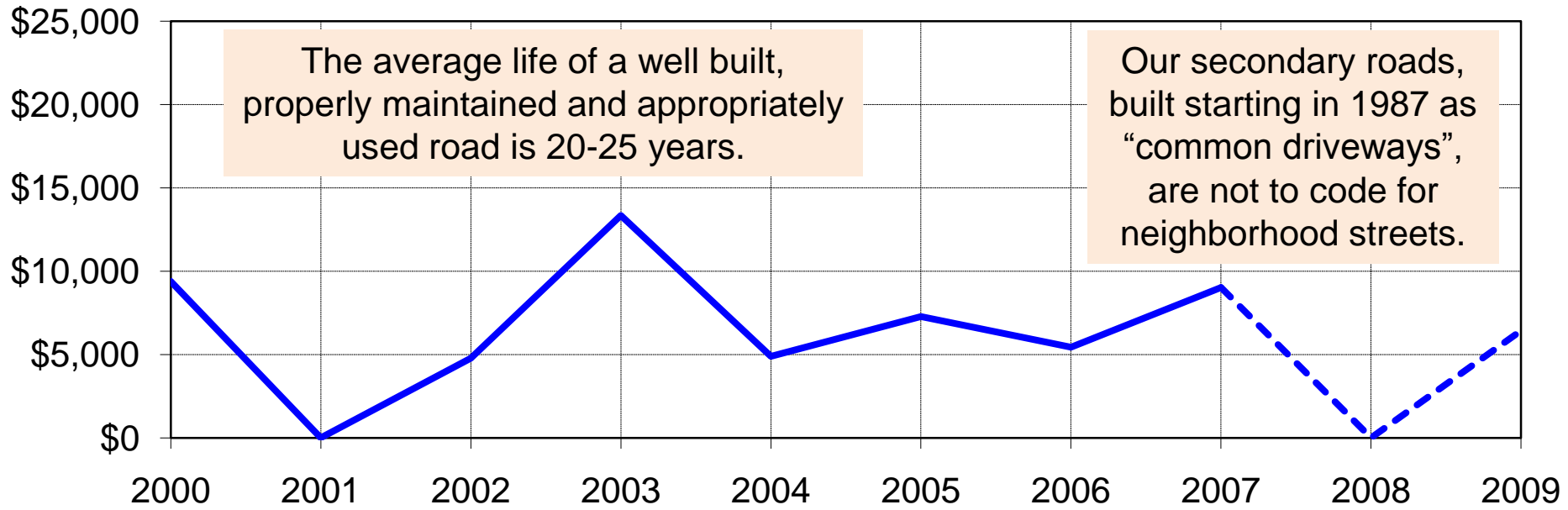
TRASH REMOVAL



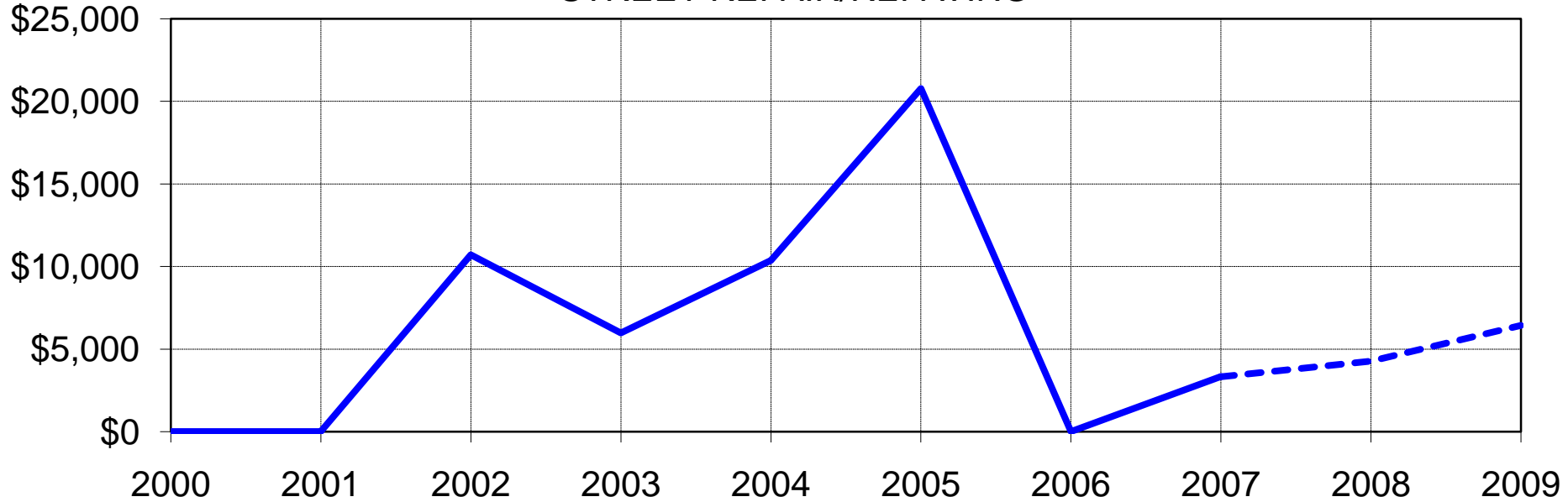
LAWNCARE & LANDSCAPE



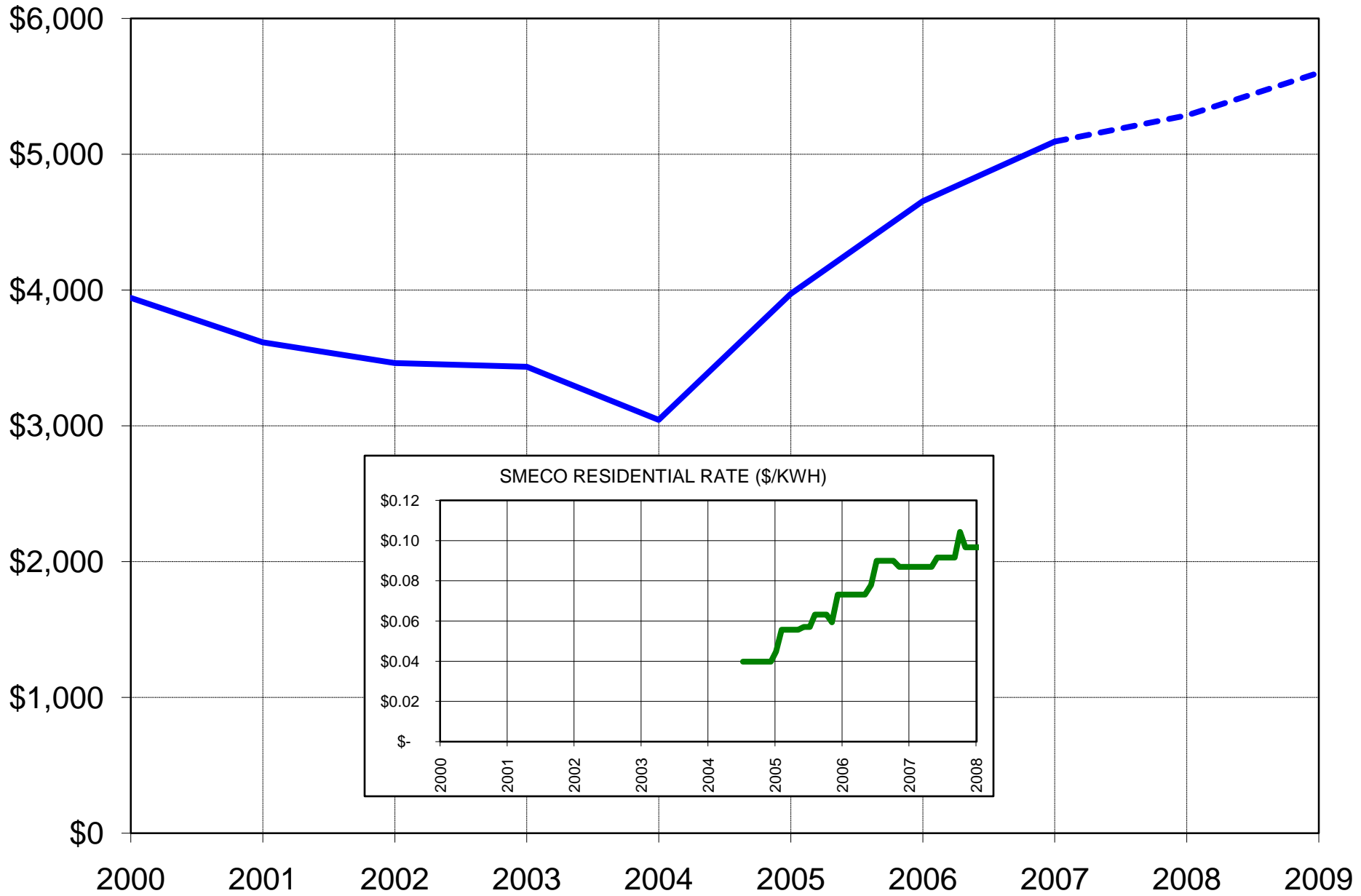
SEAL COATING



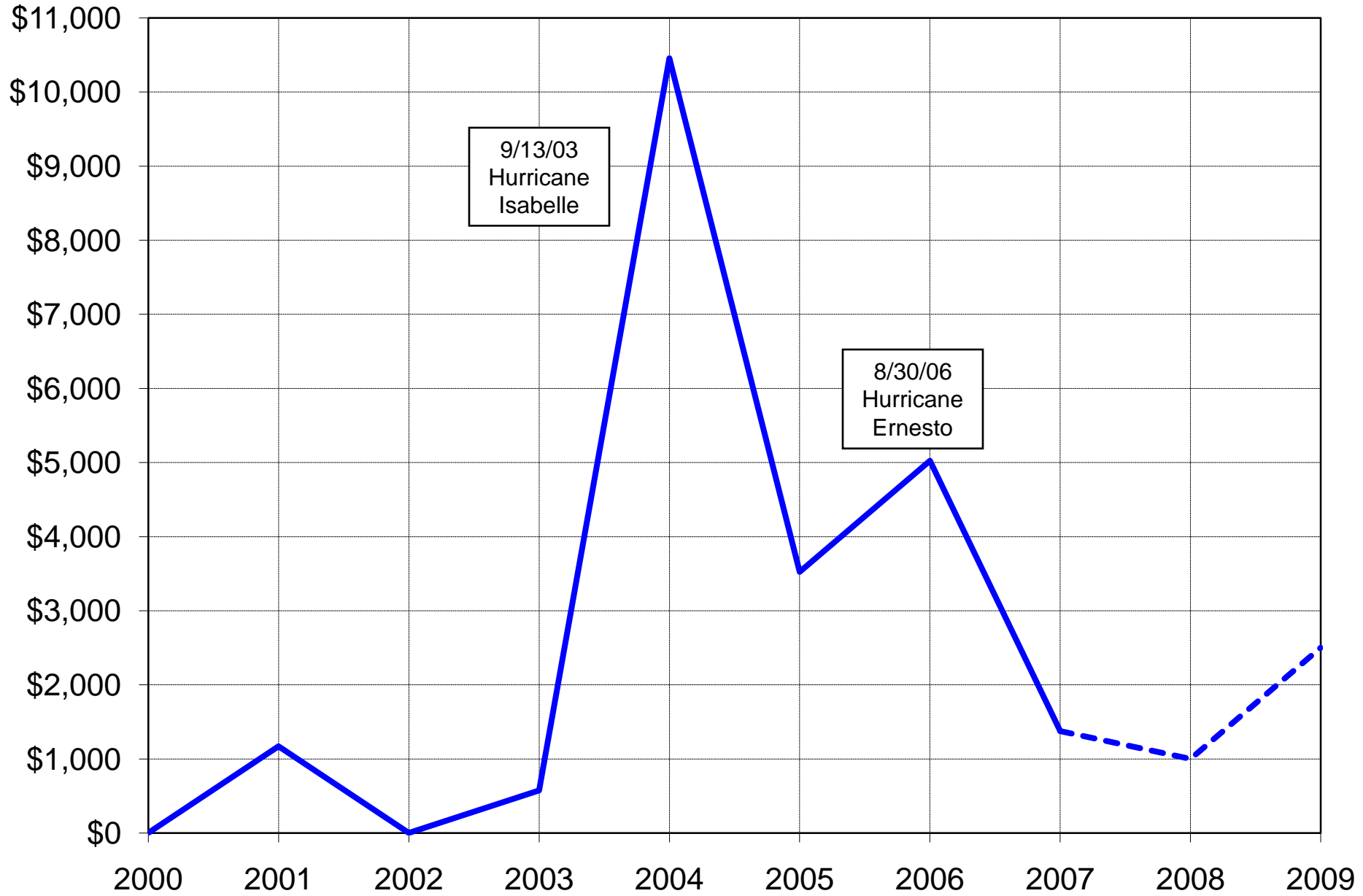
STREET REPAIR/REPAVING



UTILITIES

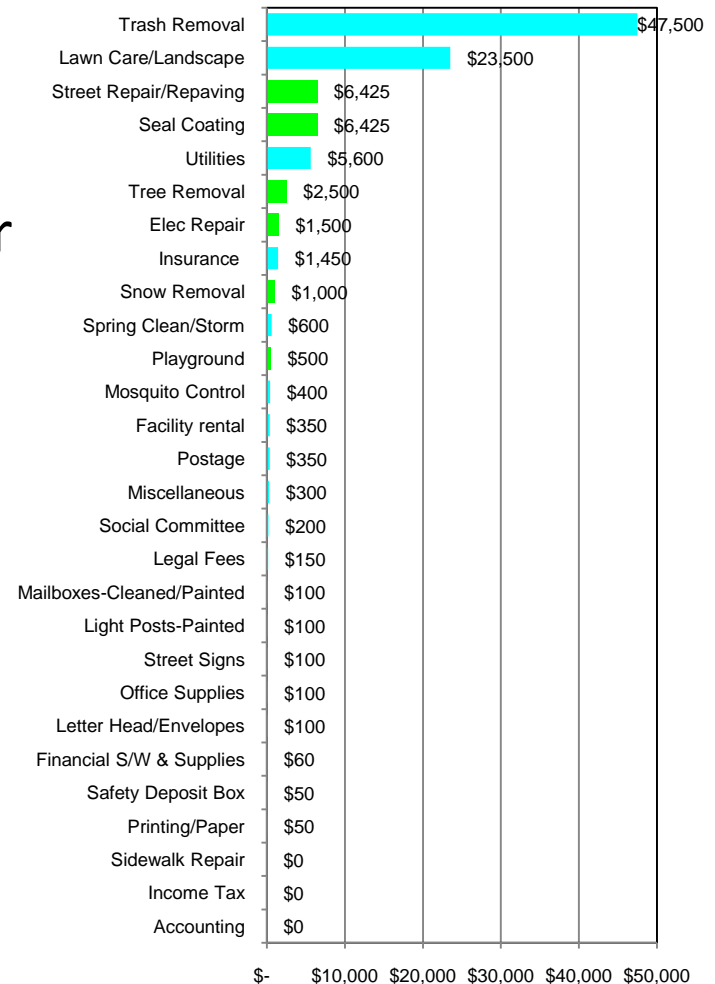


TREE REMOVAL



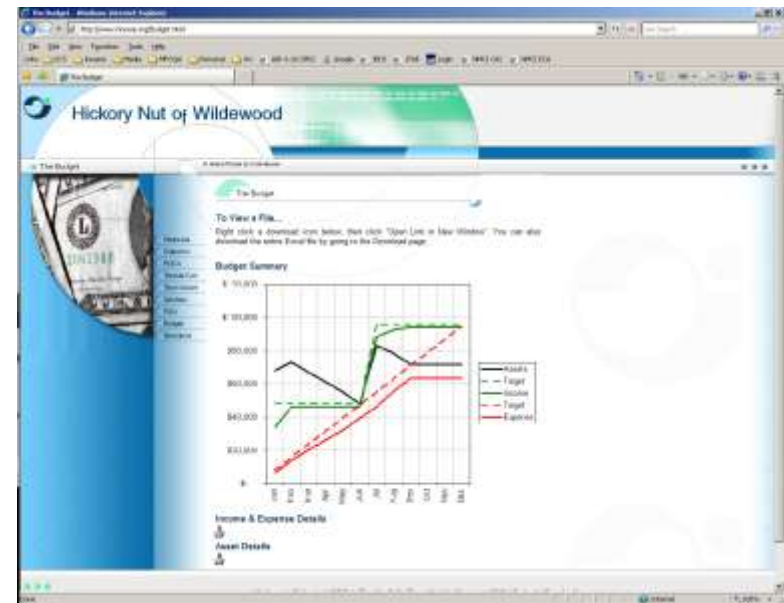
The Bottom Line...

- The “Top 6” cost each household:
 - Trash service = \$23.42 / month or \$2.70 / pick-up
 - Lawn care = \$11.59 / month or \$6.06 / mowing
 - Street work = \$6.34 / month
 - Utilities = \$2.76 / month
 - Tree removal = \$1.23 / month
- And everything else
 - \$3.66 / month



Stay up to date

- Keep up to date on the financial status of the Association
 - Check our website Budget Page
 - www.hnowa.org/budget



Board of Director Elections

Board of Director Elections

- The Board of Directors currently has 7 members who volunteer to serve for a term of 3 years.
- The Board may consist of 3-9 members.
- The Board meets formally every other month.
 - Informally via e-mail, phone and in-person as needed to conduct business.
- They select the Officers who are responsible for the day-to-day operation of our Association.
- The terms of two Directors expire this year.
 - John Hill
 - Joe Hemingway

Board of Director Elections

- Election of Directors requires a quorum of one-tenth of the Association membership ($169 \times 0.1 = 17$).
- If there are more than 2 candidates, the 2 receiving the most votes are selected.
- Candidates:
 - Pat Hockenberry
 - Scott Mattison
 - Write-in's from Proxies (if any)
- Nominations from the floor?
- Mark you ballot for **ONLY 2** candidates.

WCA Membership

WCA Membership

- The issue requires a quorum of 60% of the membership ($169 \times 0.6 = 102$).
- WCA presentation by Tammy Payne & Connie Churchward
- Open floor to discussion
 - Request the floor
 - Speaker
 - Make your point or ask your question. Keep it brief and to the point.
 - Audience
 - Wait your turn. Don't butt-in or argue with the speaker.
 - "Call the question" if discussion becomes non-productive.
- Conduct ballot vote
 - Requires 2/3rds of a quorum to pass ($102 \times 2 / 3 = 68$).

WCA Membership

- WCA membership, benefits and assessments would apply to ALL Association members commencing 1 January 2009
- “Initiation fee” of \$69.30 per lot.
- WCA membership would be non-revocable.
- The WCA annual assessment would become a part of our annual assessment.
- Issue to be voted upon:
 - “That the Hickory Nut of Wildewood Association join the Wildewood Community Association, being bound to its governing documents and subject to its assessments and fees.”

Open Floor

Recognitions

- Playground Improvements
 - Stephanie Ligon, Girl Scout Gold Project
- Support for review of the 2007 books
 - Belinda Anderson
 - Dave Brewster
 - Greg Nepini
- Spring Clean-up
 - Great Turnout!!



Wrap-up

- \$25 Gift Card Raffle
 - Target
 - Lowes
 - Outback Steakhouse
- Closing remarks
 - Sign up for e-mail updates with webmaster1@hnowa.org
 - Sign up for e-bills
 - PDF copy of assessment bill is e-mailed to you.
 - Check the website – www.hnowa.org
- ***Thank you all for coming tonight and participating!***

