

# Hickory Nut of Wildewood Association

Annual Membership Meeting  
September 28, 2009

# Agenda

- 7:00 PM – Call to Order
- Introductions
  - Directors, Officers, Committee Chairs & Key Personnel
- Calendar of Events
- Election of Board of Directors
- Demographics
- Financial Review & Budget Presentation
- 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
- Pat Hockenberry
  - Treasurer, Board member
- Dennis Birst
  - Board member, Architectural Control / Maintenance & Beautification Committee Chairman
- Marj Cooley
  - Board member
- Scott Mattison
  - Board member
- Becky Barnard
  - Social Committee
- Cindy Hartman
  - Block Captain Coordinator

# 2010 Calendar of Events

- Board Meetings
  - 1<sup>st</sup> non-holiday Monday of even numbered months
- 1 January – 1<sup>st</sup> semi-annual assessment due
- 21-22 May – Spring clean-up
- 19 June – Community-wide yard sale
- 1 July – 2<sup>nd</sup> semi-annual assessment due
- 2 August – National Night Out
- 27 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.

# Board of Director Elections

# Board of Director Elections

- Per our Articles of Incorporation, the Board of Directors may consist of 3 to 9 members.
  - The Board currently has 7 Directors.
- Directors volunteer to serve for a term of 3 years.
- The Board is responsible for the management of the affairs of our Association.
- The Board meets formally every other month.
  - Informally via e-mail, phone and in-person as needed to conduct the business of our Association.
- They select the Officers who are responsible for the day-to-day operation of our Association.

# Board of Director Elections

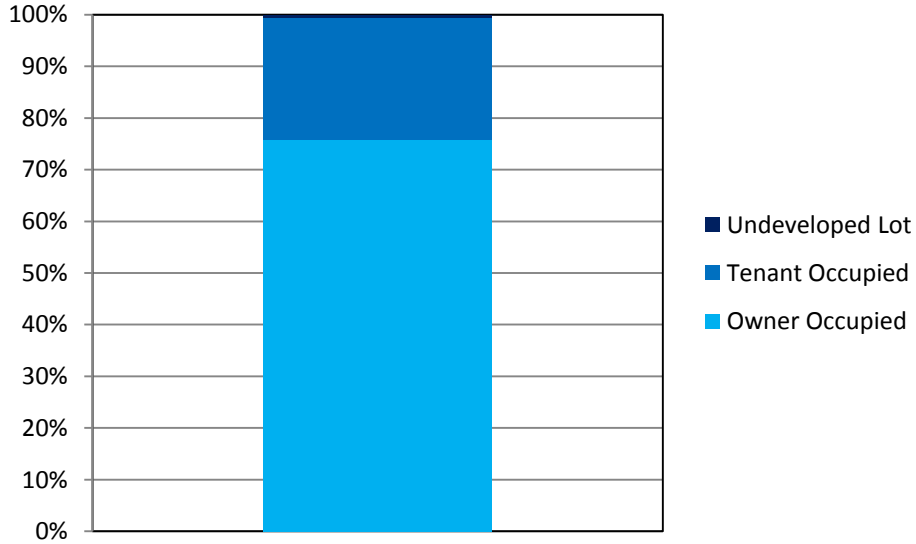
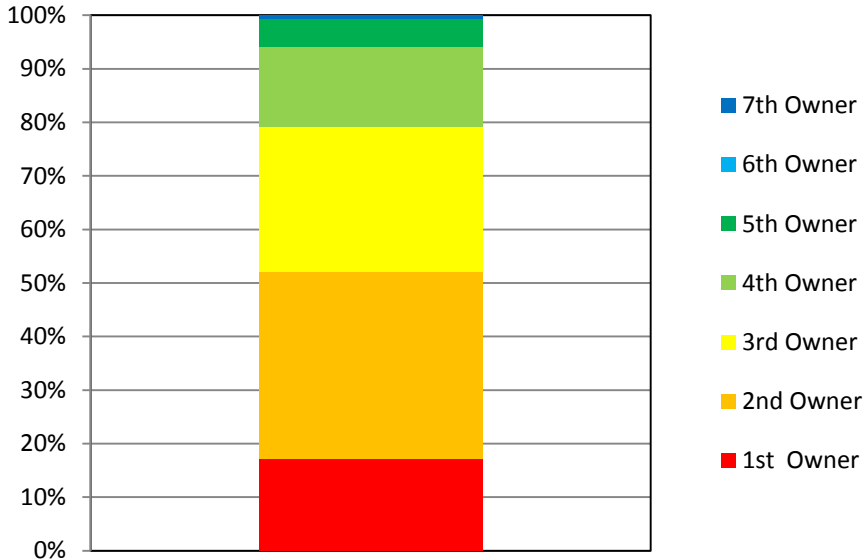
- The terms of 3 Directors expire this year:
  - Mike Bingham
  - Mike McGinn
  - Curt Sproul
- Election of Directors requires a quorum of one-tenth of the Association membership ( $169 \times 0.1 = 17$ ).
- If there are more than 3 candidates to vote for, the 3 receiving the most votes are selected.

# Board of Director Elections

- Candidates:
  - Mike McGinn
  - Liz Holdsworth
  - Write-in's from Proxies (if any)
- Nominations from the floor?
- Mark you ballot for **ONLY 3** candidates.

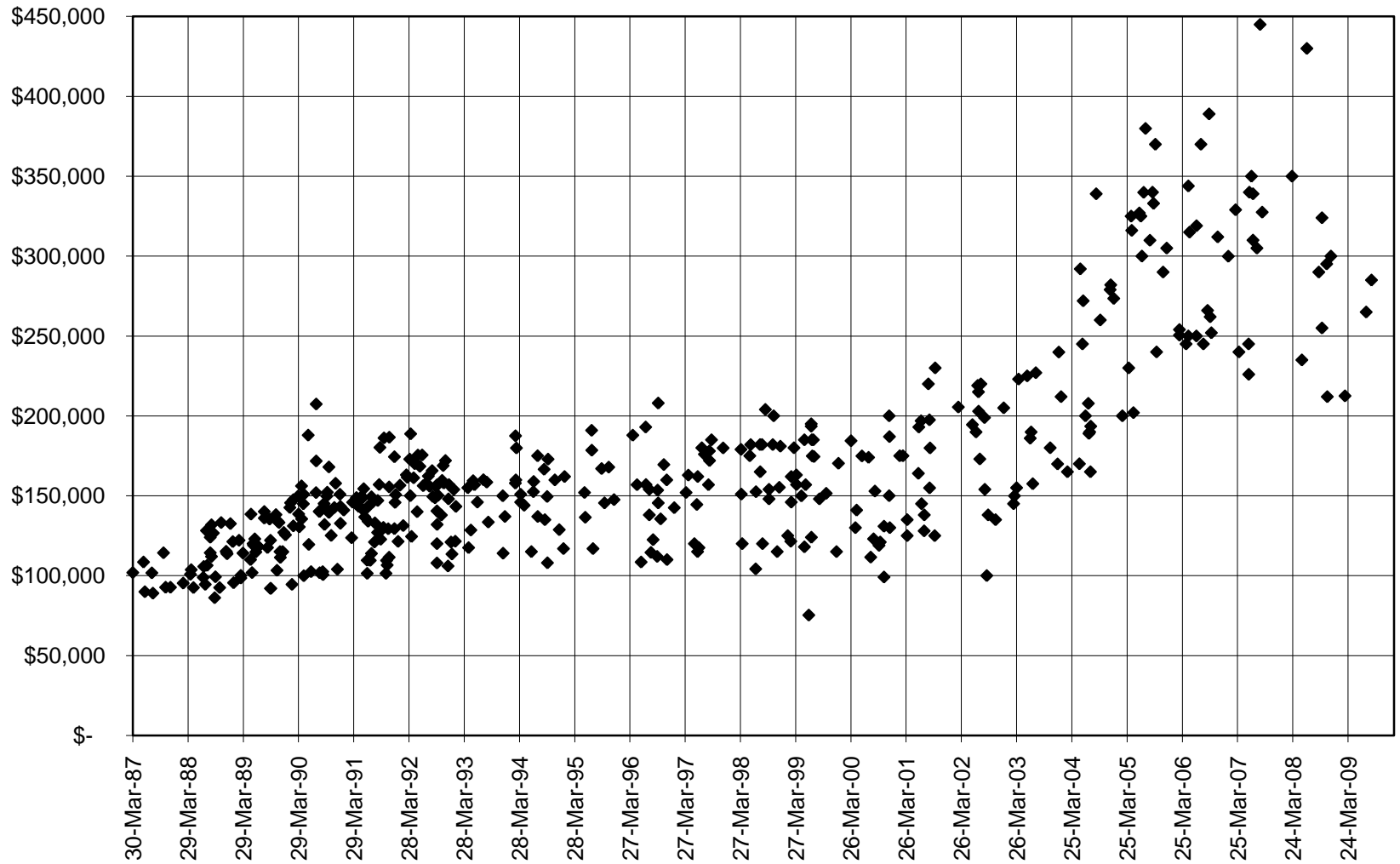
# Demographics

# Ownership & Occupancy

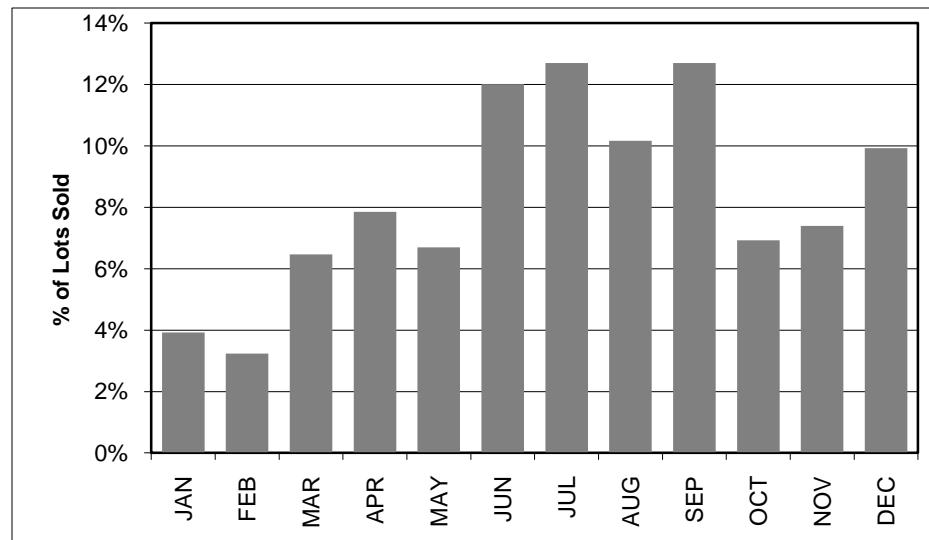
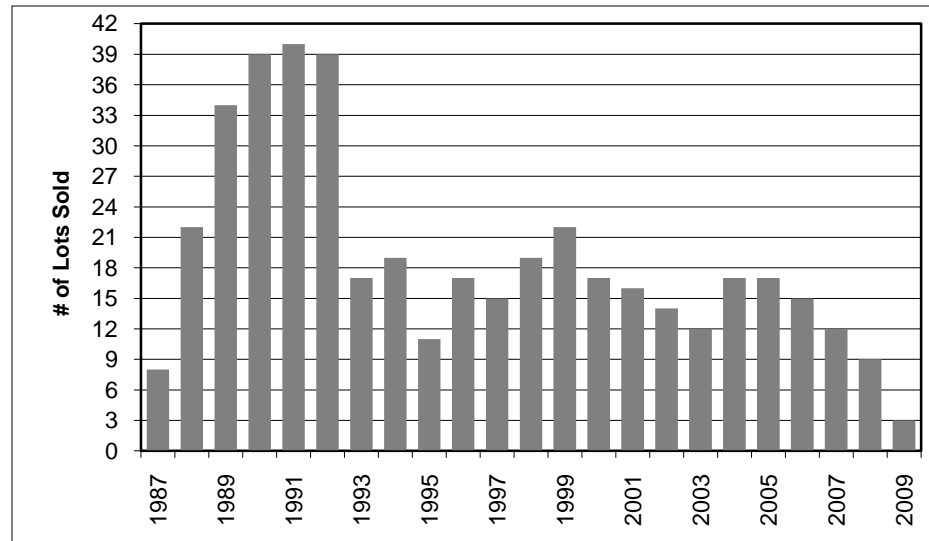




# Home Sale Price Trend

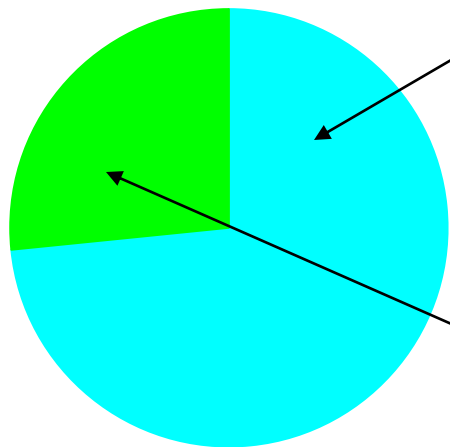


# Sales by Year and Month



# Financial Review & Budget Presentation

# Our finances break down into 2 major categories



## Known or Annually Recurring Expenses

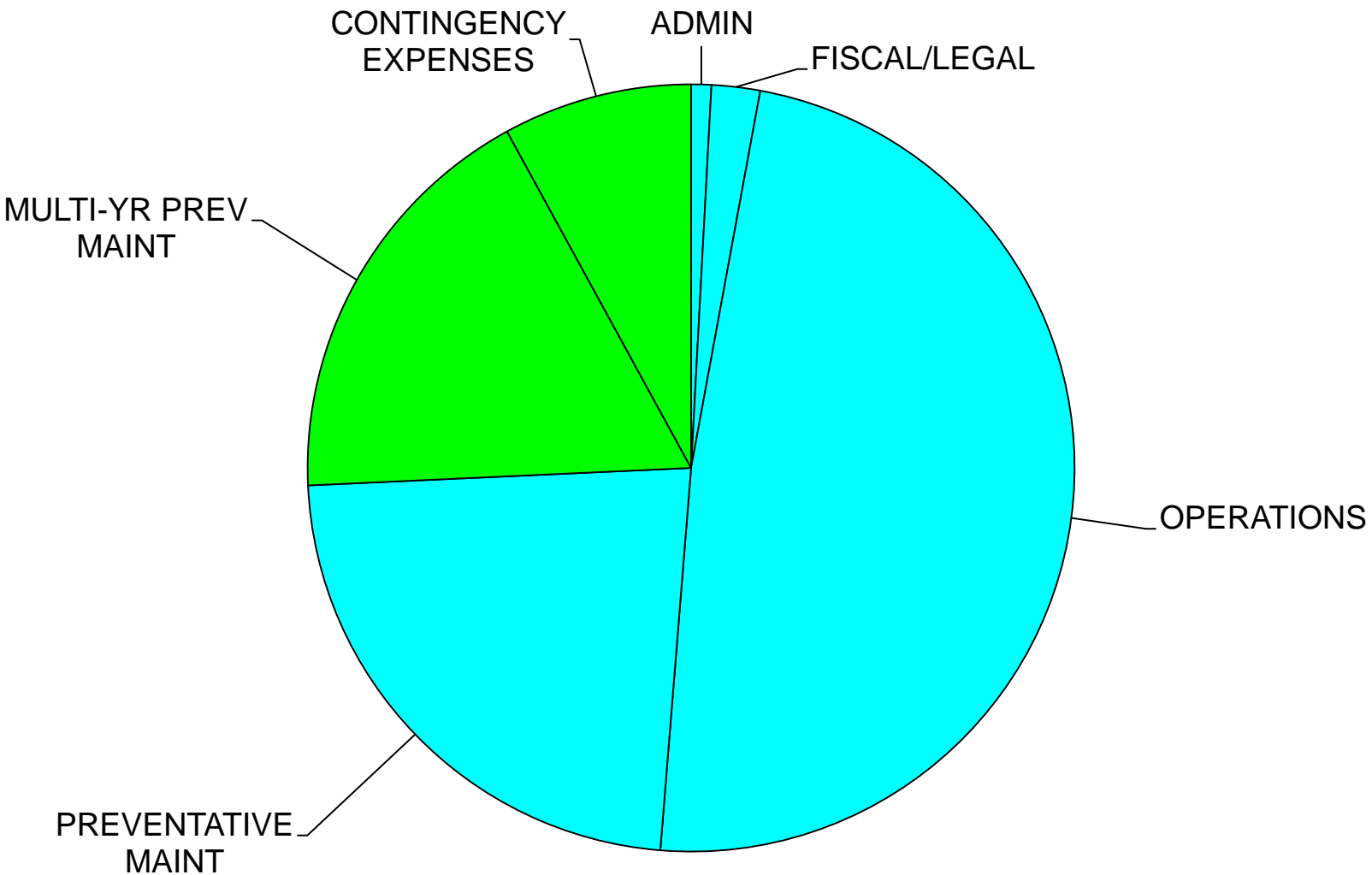
- Generally of a known or predictable amount
- Occur on an annual basis

## Unknown or Non-recurring Expenses

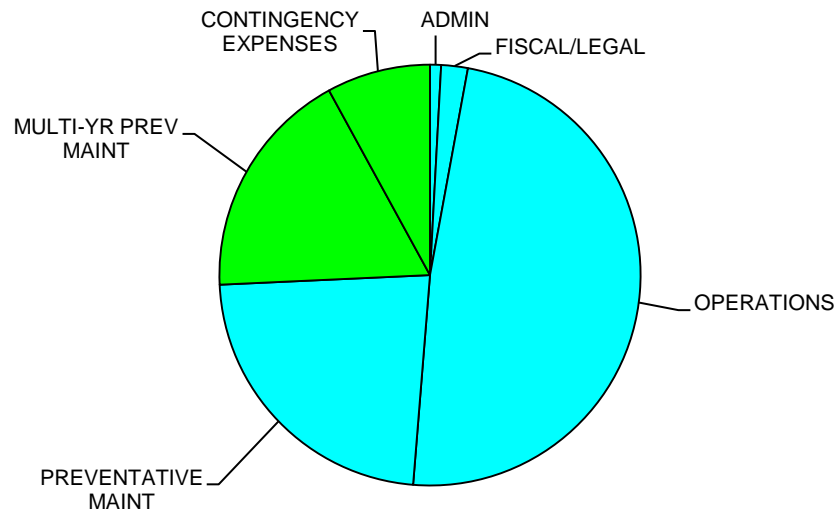
- Generally of an unknown or unpredictable amount (i.e., snow removal)
- Do not occur on an annual basis

(Note: proportions based on 2004-2008 expenditures)

# These further break down into 6 sub-categories



(Note: proportions based on 2004-2008 expenditures)



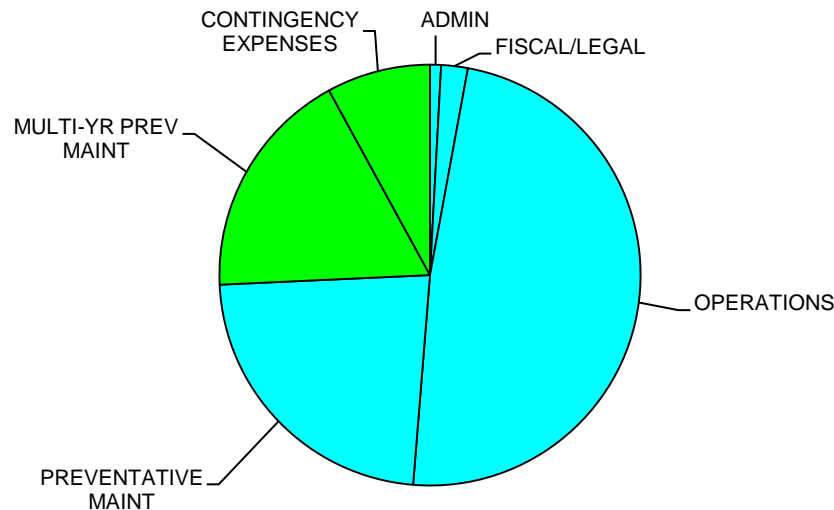
- Administration (~1%)

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

- Fiscal & Legal (~2%)

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

(Note: proportions based on 2004-2008 expenditures)



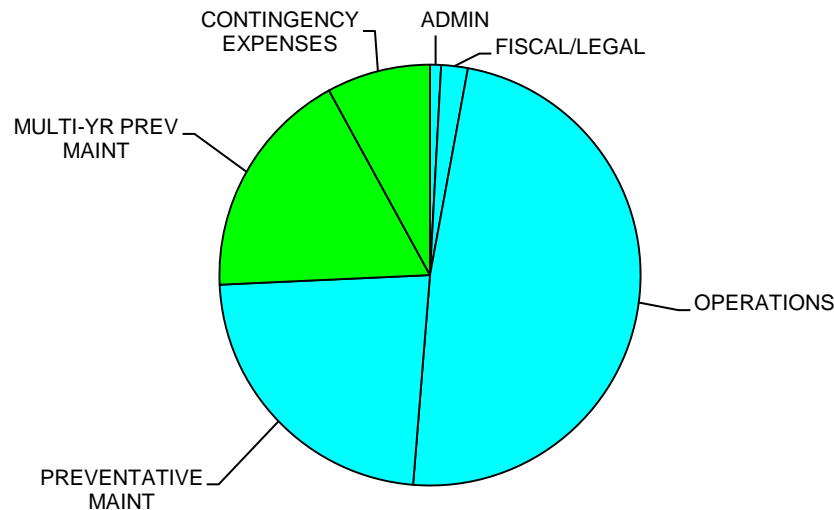
- Annual Maintenance (~23%)

- Lawn Care
- Landscaping
- Spring Clean-up

- Operations (~48%)

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

(Note: proportions based on 2000-2008 expenditures)



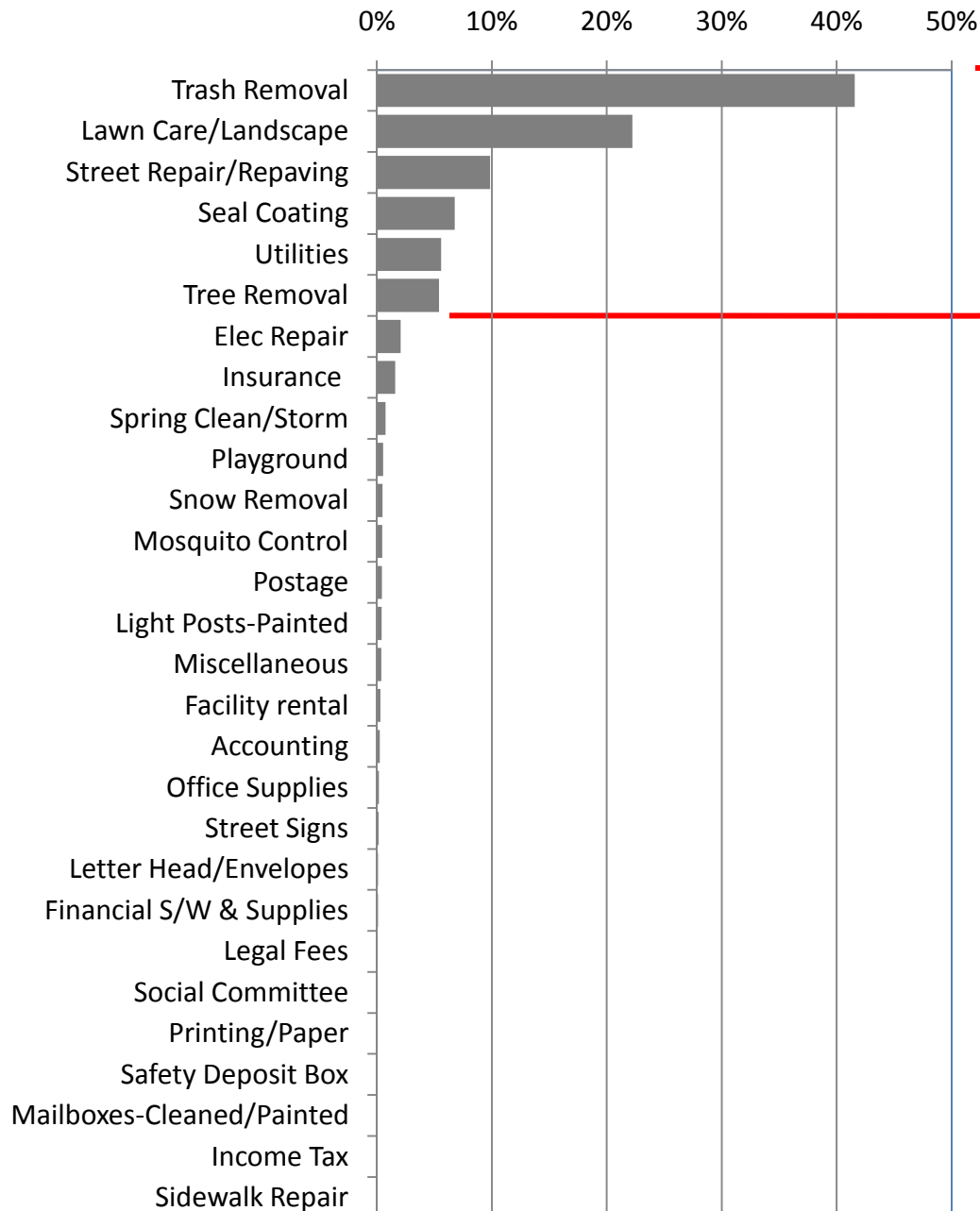
- Multi-Year Maintenance (~18%)

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

- Contingency Expenses (~8%)

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

(Note: proportions based on 2004-2008 expenditures)

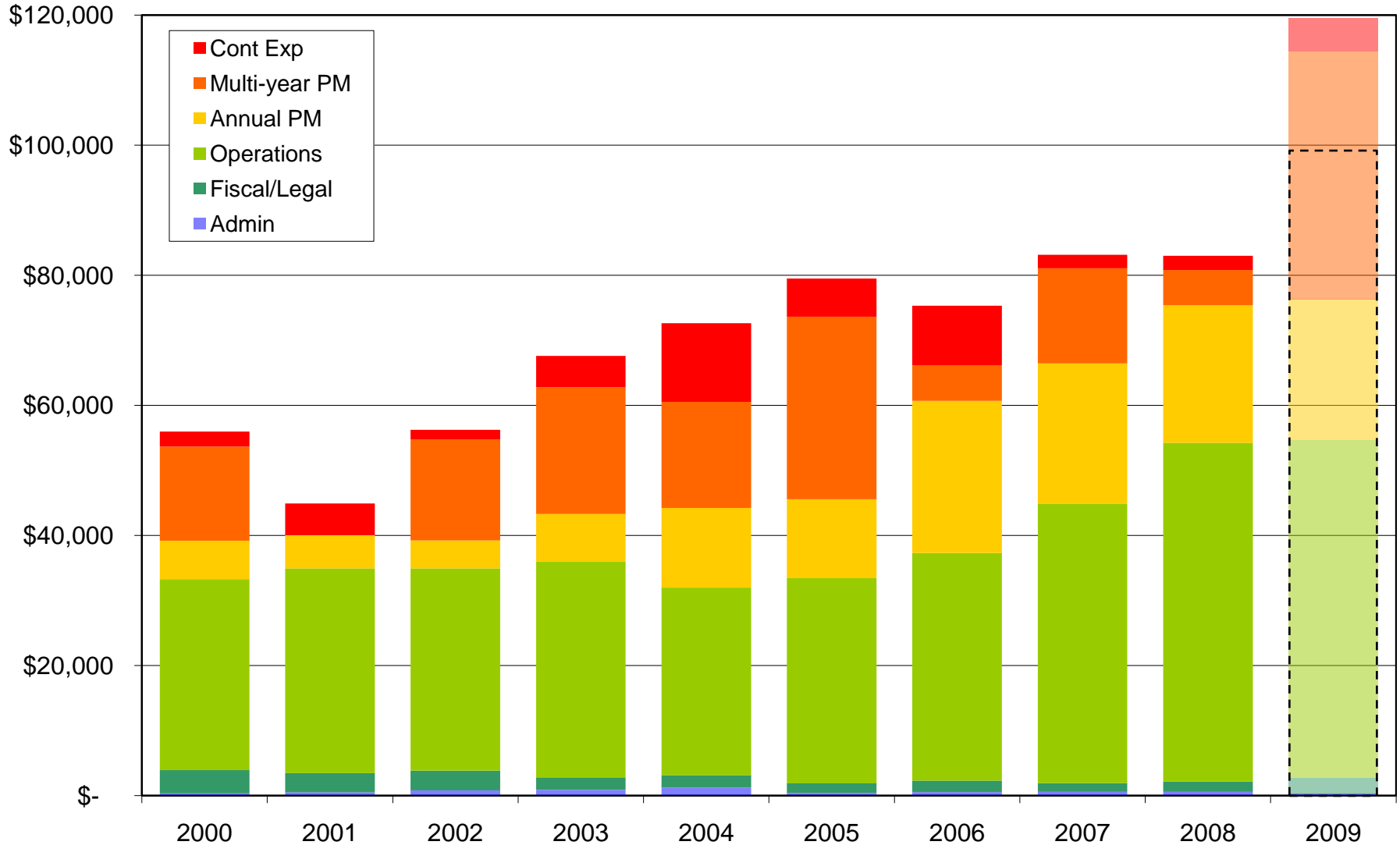


91.4%

Line Items as  
a Percentage  
of Total  
Expenditures

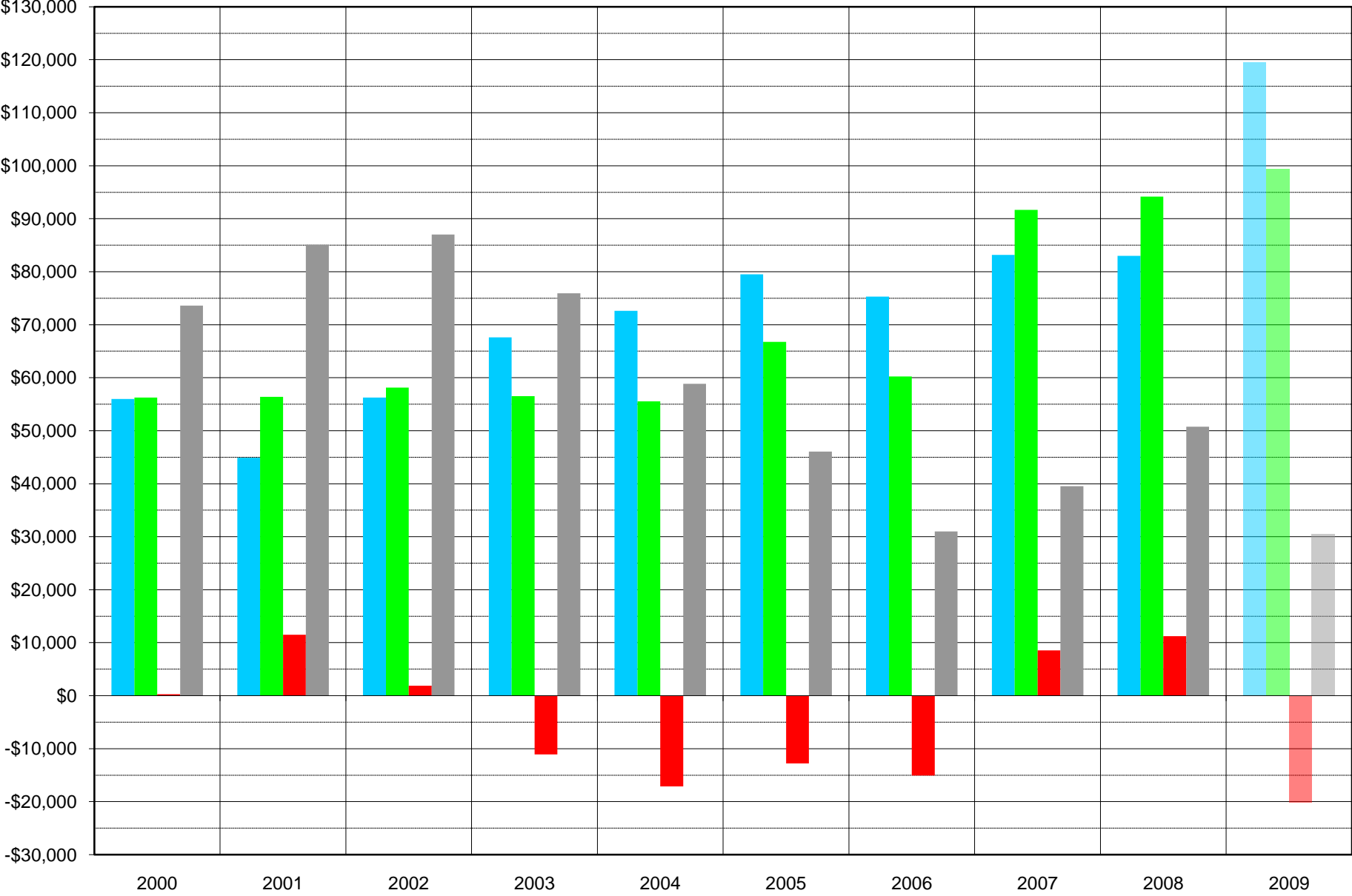
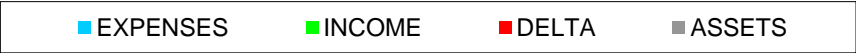
(Note: proportions based on 2004-2008 expenditures)

# Expenditure Trends by Sub-category

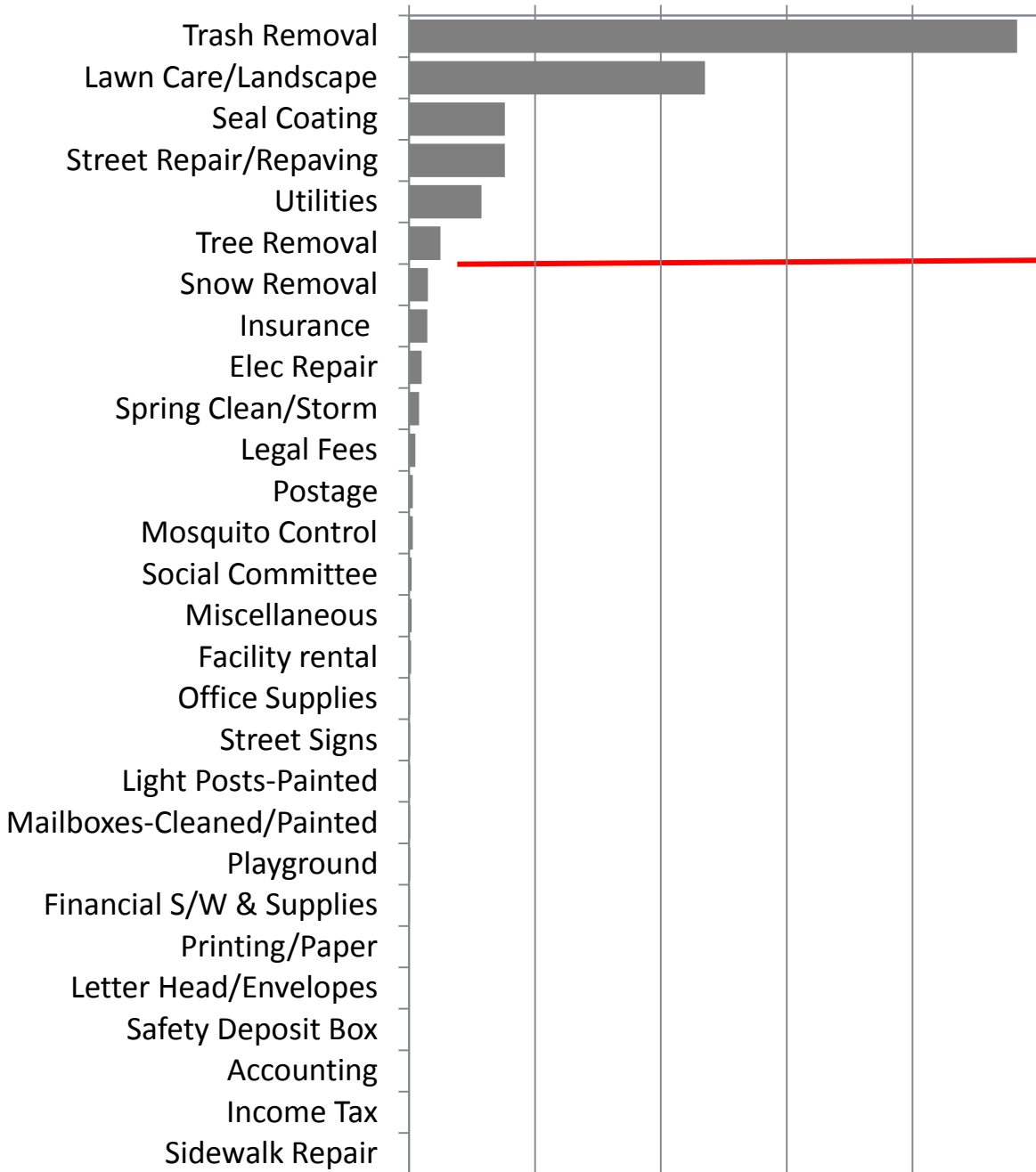


2009 values are based on end-of-year estimates

Dotted line = 2009 budget

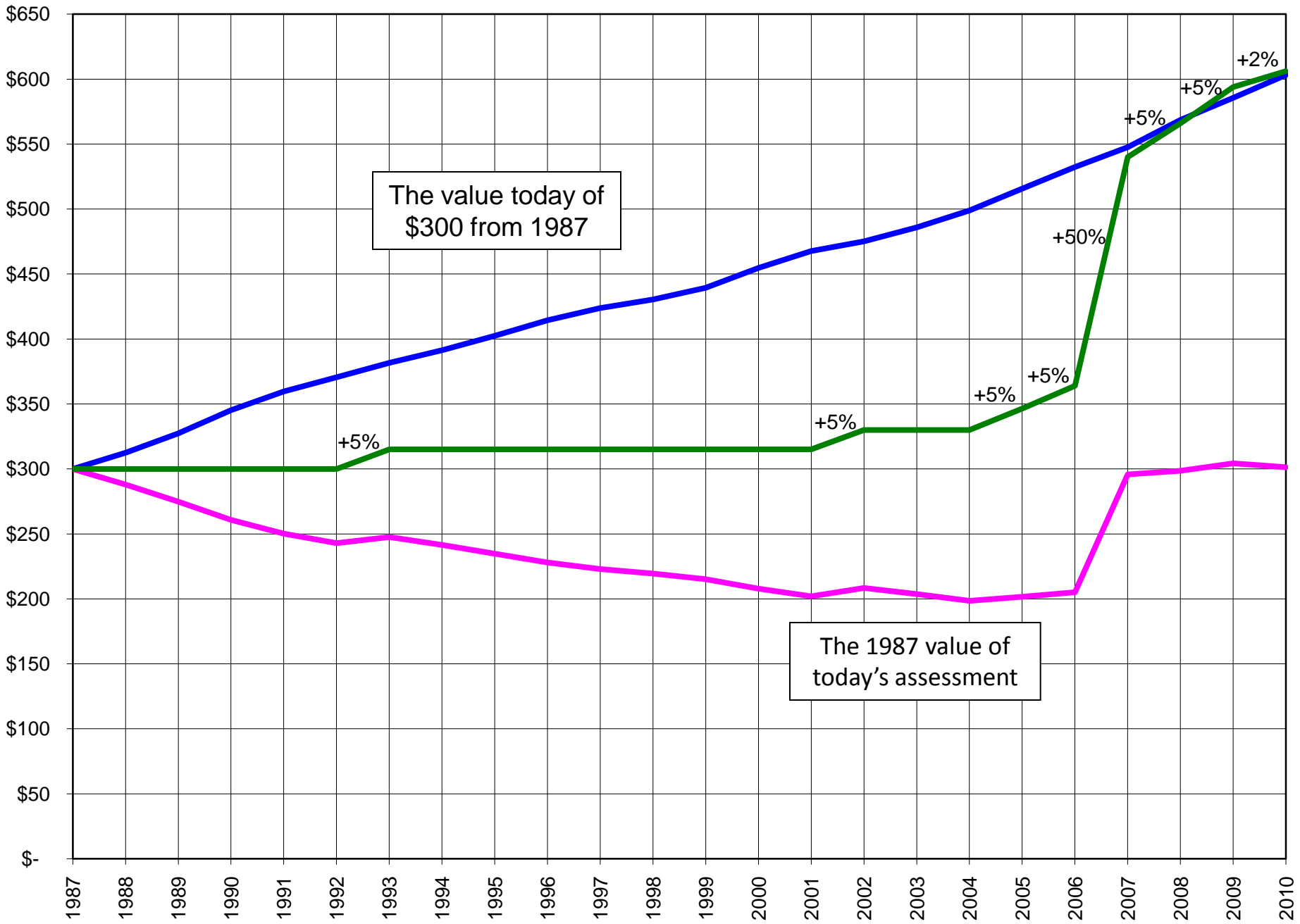


\$- \$10,000 \$20,000 \$30,000 \$40,000 \$50,000

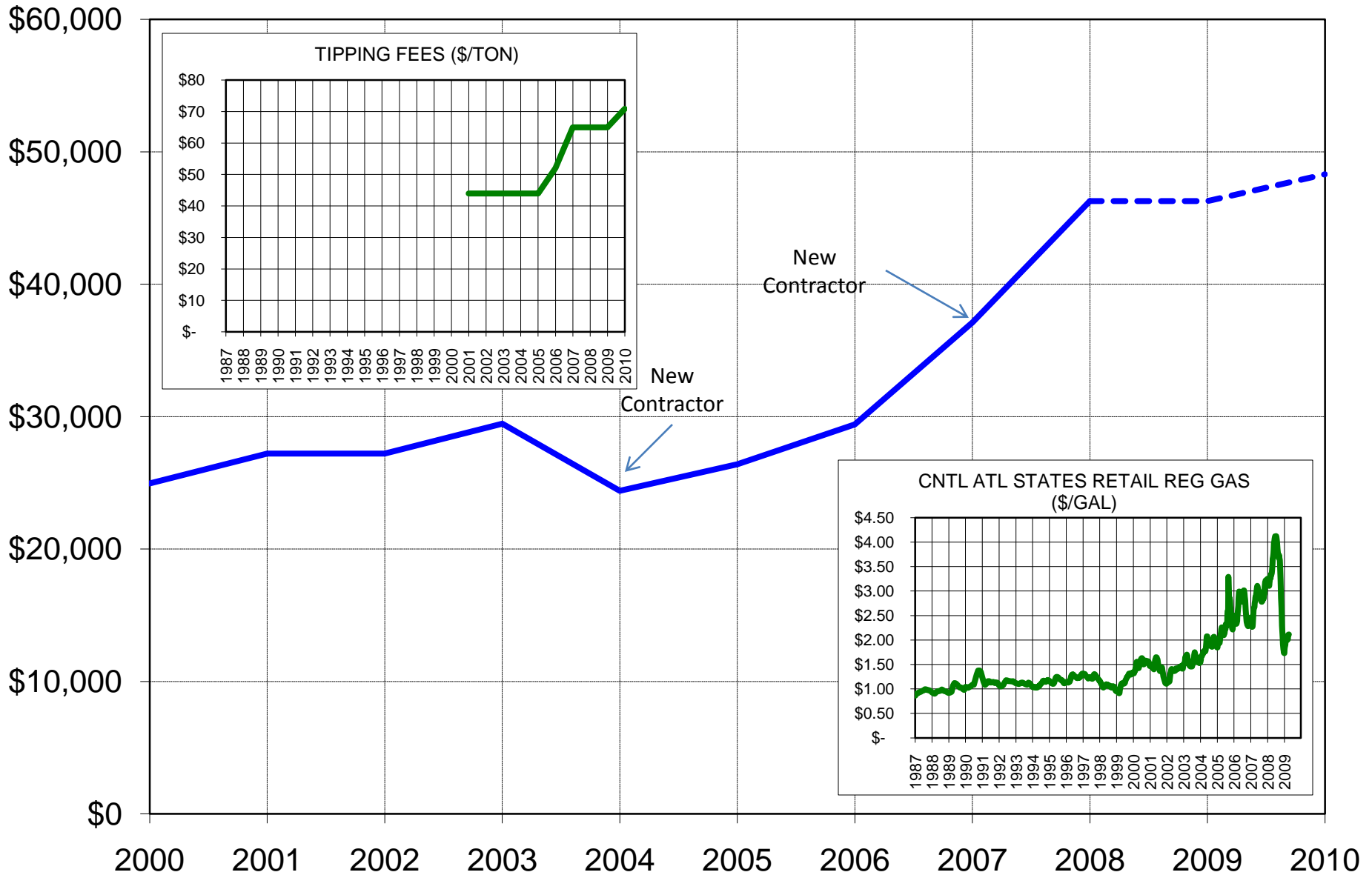


93.2%

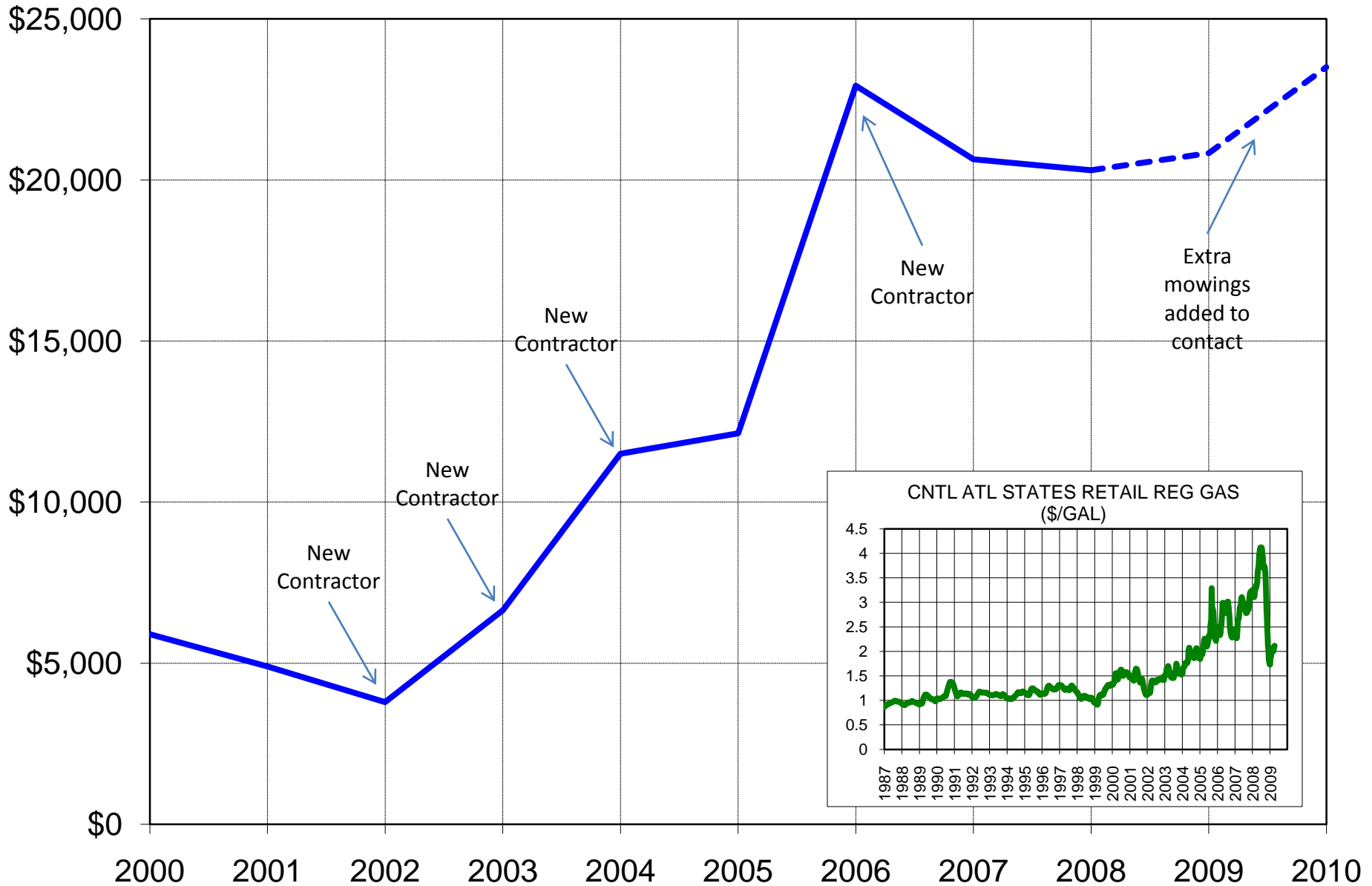
2010  
Budget  
\$102,214  
-----  
\$606 per Lot



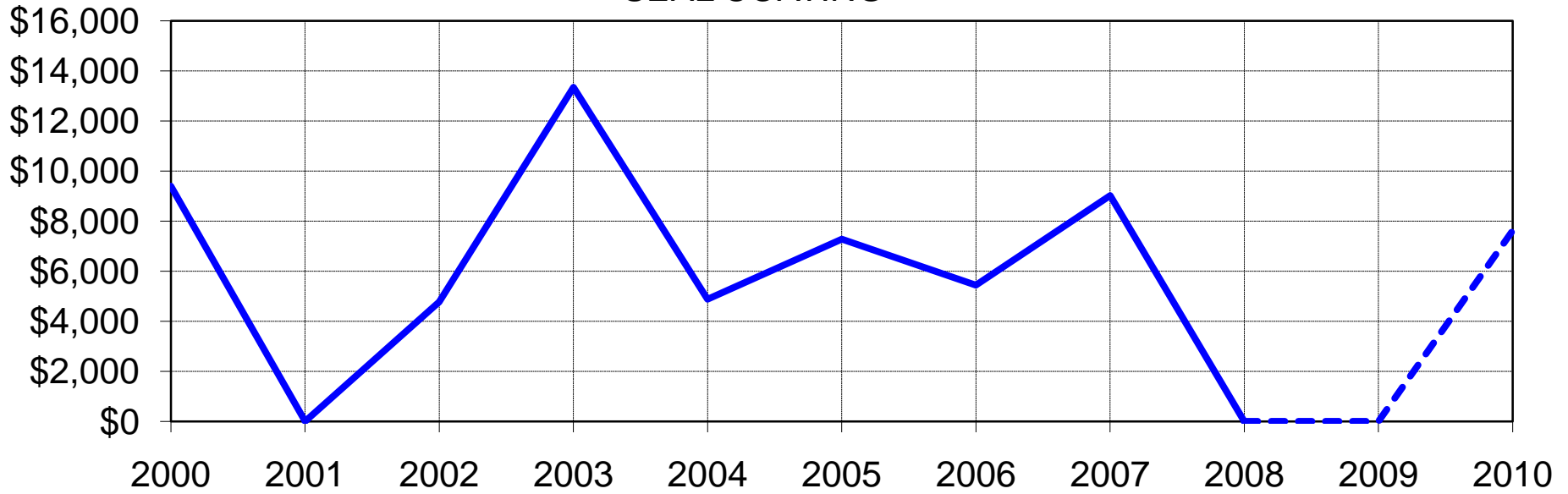
# TRASH REMOVAL



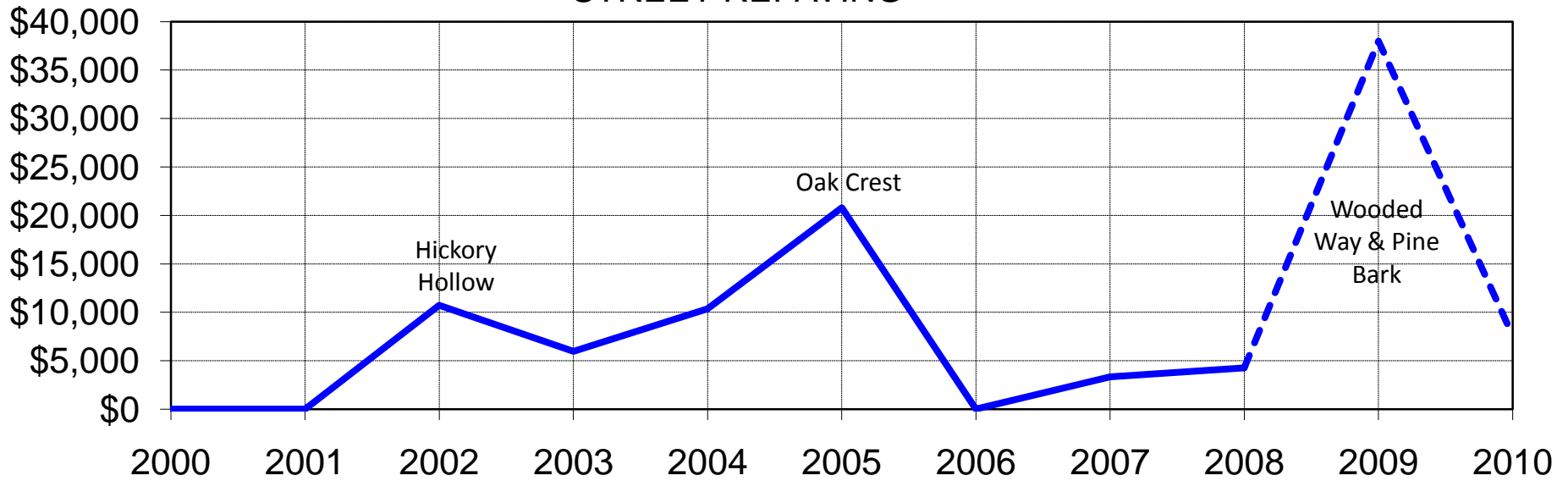
# LAWNCARE & LANDSCAPE



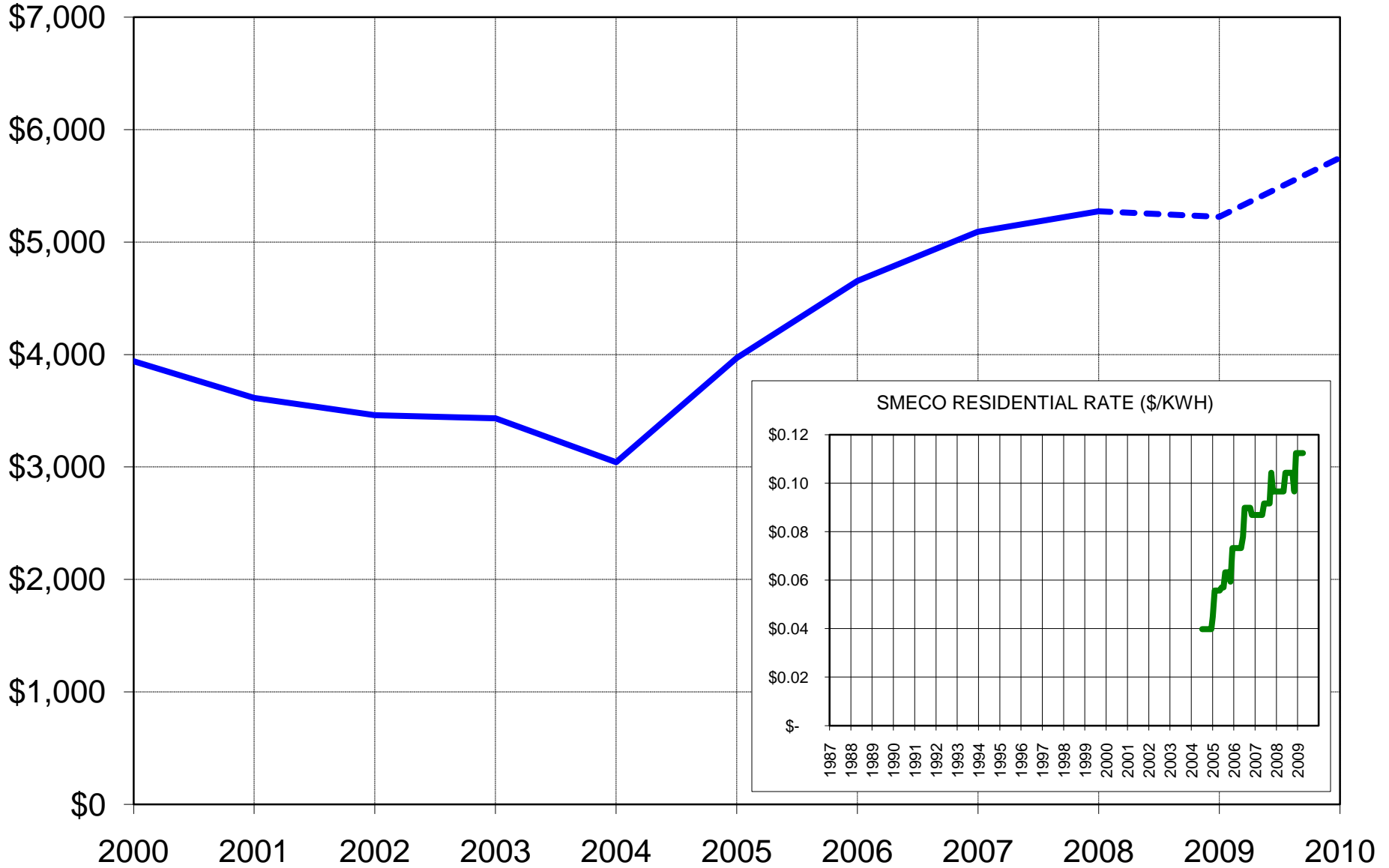
### SEAL COATING



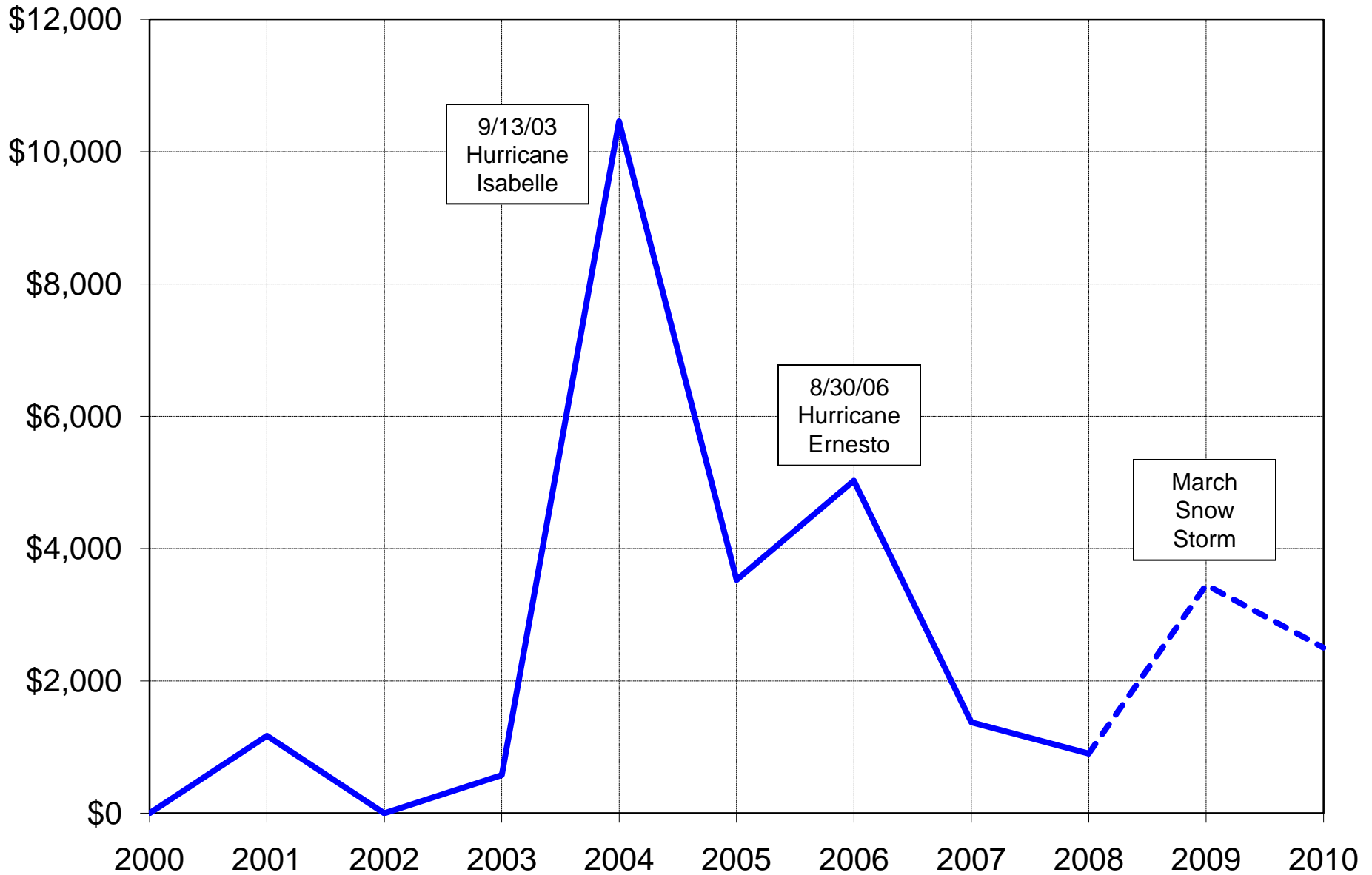
### STREET REPAVING



# UTILITIES

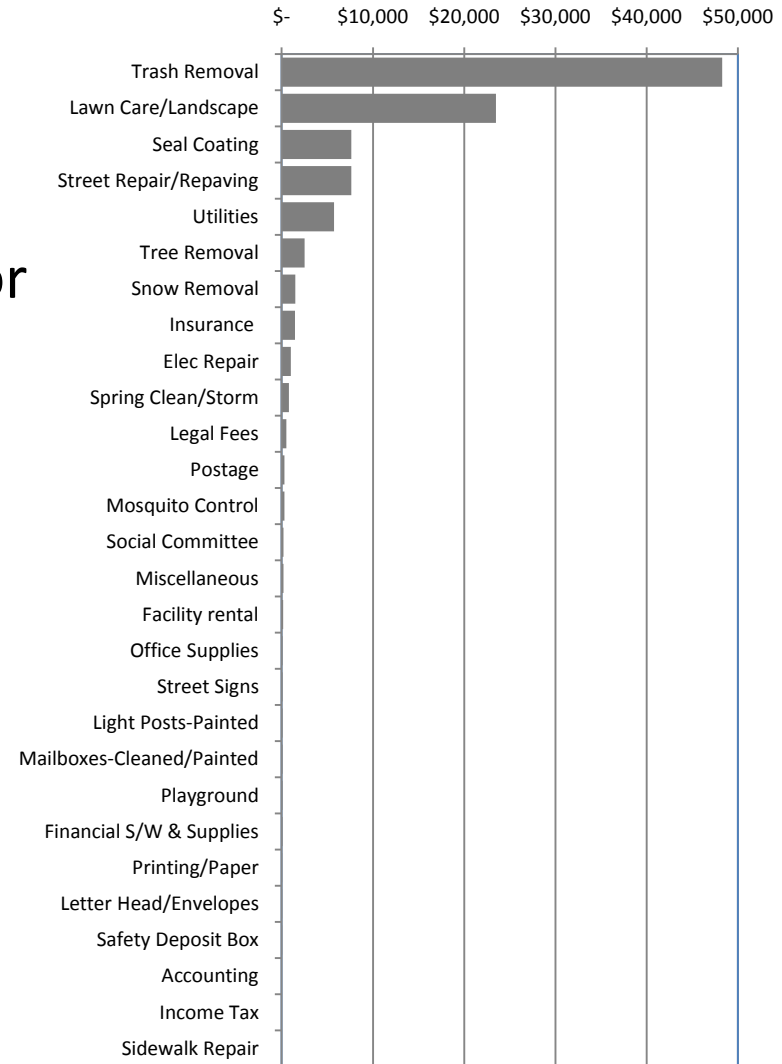


# 28 - TREE REMOVAL



# The Bottom Line...

- The “Top 6” cost each household:
  - Trash service = \$23.82 / month or \$2.75 / pick-up
  - Lawn care = \$11.59 / month or \$6.06 / mowing
  - Street work = \$7.51 / month
  - Utilities = \$2.84 / month
  - Tree removal = \$1.23 / month
- And everything else
  - \$3.52 / 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](http://www.hnowa.org/budget)



# Open Floor

# Recognitions

- Support for review of the 2008 books
  - Evelyn Hungerford
  - Ronald Cooley
  - Patty Brewster
- Spring Clean-up
  - 34 people - Great Turnout!!



# Wrap-up

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

