

Hickory Nut of Wildewood Association

Annual Membership Meeting
September 26, 2011

Agenda

- 7:00 PM – Call to Order
- Introduction of Directors, Officers, Committee Chairs & Key Personnel
- Calendar of Upcoming Annual Events
- Election of Board of Directors
- Vote on Mailbox Message Boards
- Neighborhood Demographics
- Financial Review & Budget Presentation
- Open Floor
- Recognitions, Wrap-up, and Raffle
- 8:00 PM – Adjourn

Introductions

- Mike McGinn
 - President
 - Board member
 - Budget Committee Chair
 - Webmaster
- John Stevenson
 - Vice President
 - Board member
- Scott Mattison
 - Secretary
 - Board Member
- Pat Hockenberry
 - Treasurer
 - Board member
- Dennis Birst
 - Board member
 - Architectural Control / Maintenance & Beautification Committee Chair
- Liz Holdsworth
 - Board member
- Tracy Burd
 - Board member
- Becky Barnard
 - Social Committee Chair

These are the people who volunteer their personal time to help manage and run your Association

2012 Calendar of Events

- Board Meetings
 - 1st non-holiday Monday of even numbered months
- January 1 – 1st semi-annual assessment due
- April 14-15 – Spring clean-up
- June 2 – Community-wide yard sale
- July 1 – 2nd semi-annual assessment due
- August 7 – National Night Out
- September 24 – Annual Membership Meeting
- Holiday trash pick-up reminders
 - No holiday conflicts in 2012

Dates are tentative. Check the calendar at www.hnowa.org for updates.

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 2 Directors expire this year:
 - Scott Mattison
 - Pat Hockenberry
- 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, a ballot vote is conducted and the 2 candidates receiving the most votes are selected.
- If there are only 2 candidates, a motion may be made to dispense with a ballot vote and accept the 2 nominated candidates. (not applicable this year)

Board of Director Elections

- Candidates:
 - Todd Eberly
 - Pat Hall
 - Pat Hockenberry (re-election)
 - Scott Mattison (re-election)
 - Write-in's from Proxies (if there are any)
 - Write-in's must have notified the Board of their desire to serve.
- Are there any nominations from the floor?
 - Floor nominees must be present and willing to serve.

Board of Director Elections

- Mark your ballot for **ONLY 2** of the proposed candidates.
 - Marking more than 2 candidates will invalidate your ballot.
- You may **ABSTAIN** by not turning in a ballot.

Mailbox Message Boards

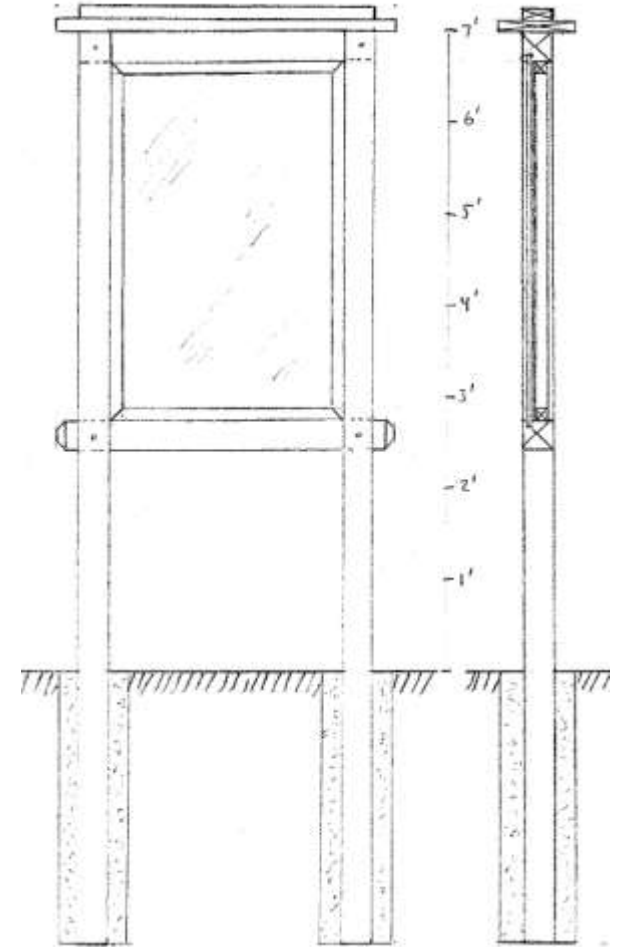
Mailbox Message Boards

- Interest was noted in 2010 concerning the construction of weather shelters at the neighborhood mailbox stations.
- There has also been a need to have “message boards” for posting announcements and other messages on something other than the mailboxes.
 - Technically it is a violation of federal law to post fliers and announcements on the mailboxes. Title 18 U.S. Code 1725 (better known as the “mailbox restriction” law) applies.
- The membership asked the Board to reassess the need for and the cost of the mailbox shelters proposed at the 2010 annual membership meeting.

Mailbox Message Boards



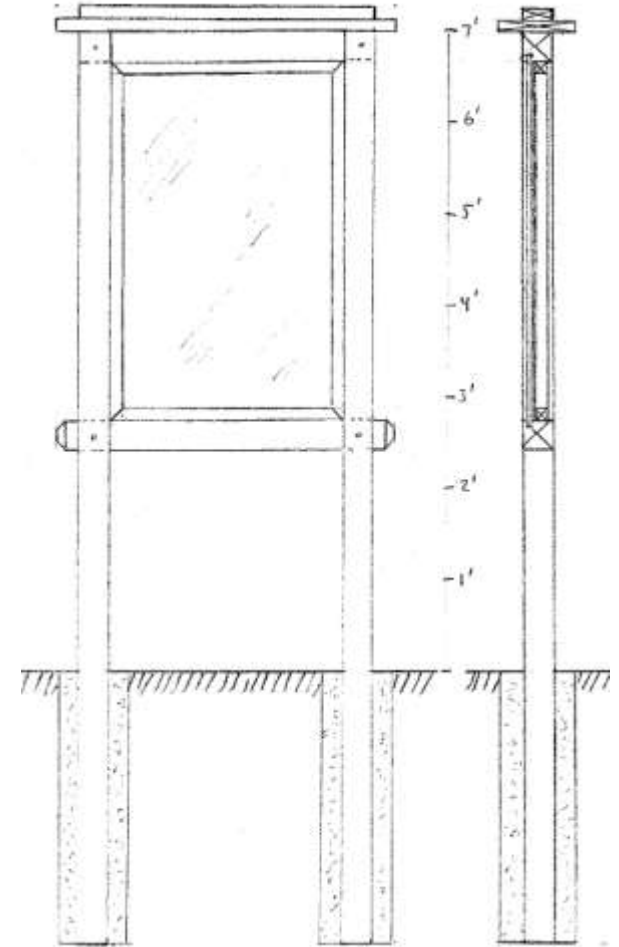
Last year's proposal
Shelter w/integrated message board



This year's proposal
Message board only

Mailbox Message Boards

- Construction would consist of all pressure treated lumber painted with an exterior grade, weather resistant brown color to match the sign posts in the neighborhood.
- The message board surface would consist of a removable “corkboard” insert to permit easy replacement as that surface became worn with use over the years.
- Cost of materials would be approximately \$200 per message board for a total cost of \$1,200 for 6 message boards next to each mailbox.

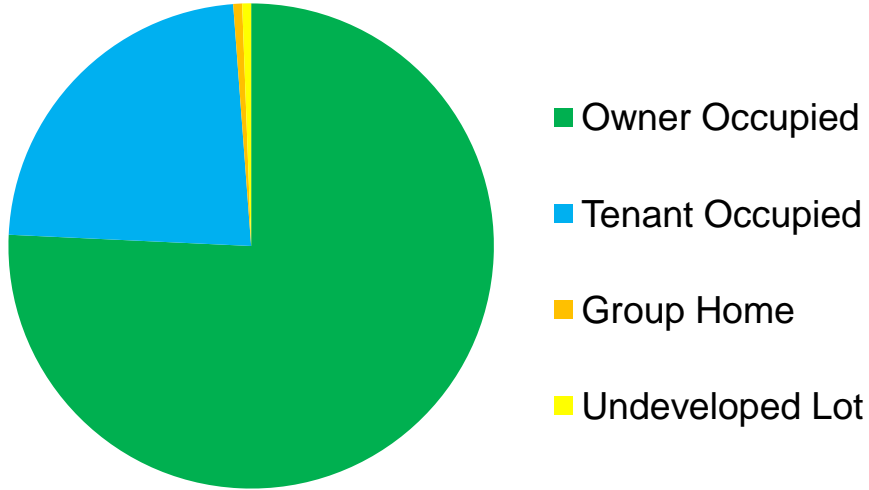
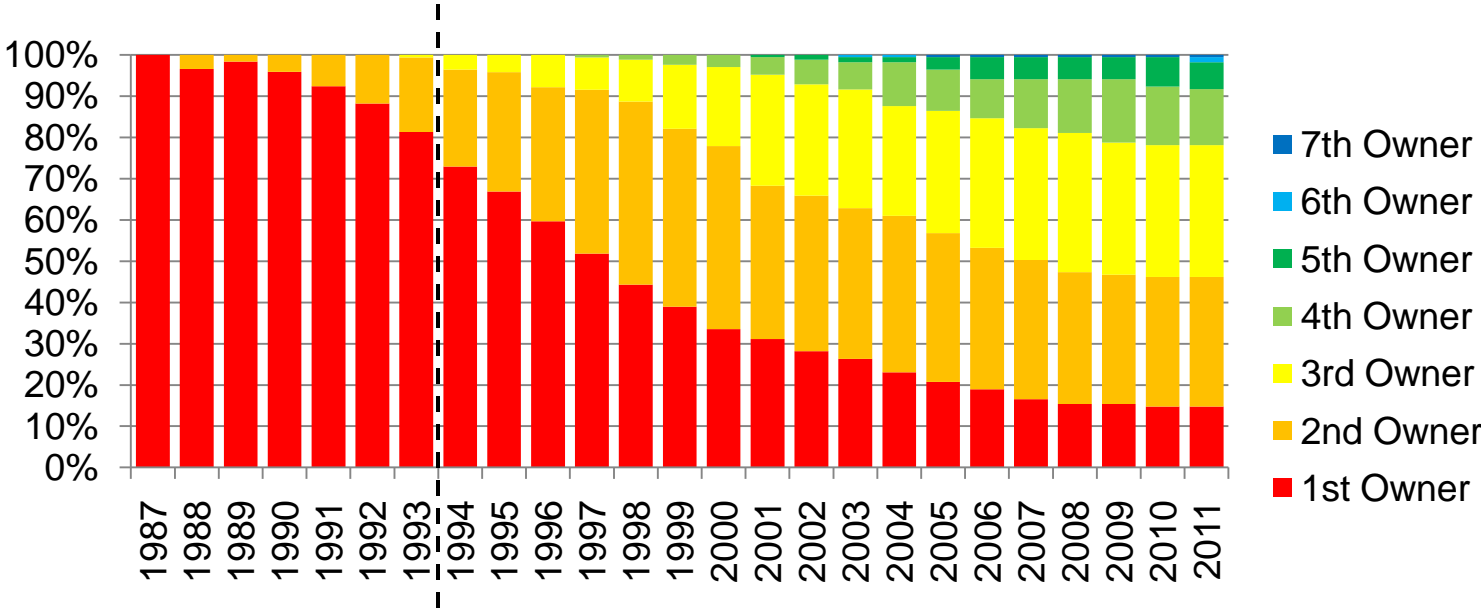


Mailbox Message Boards

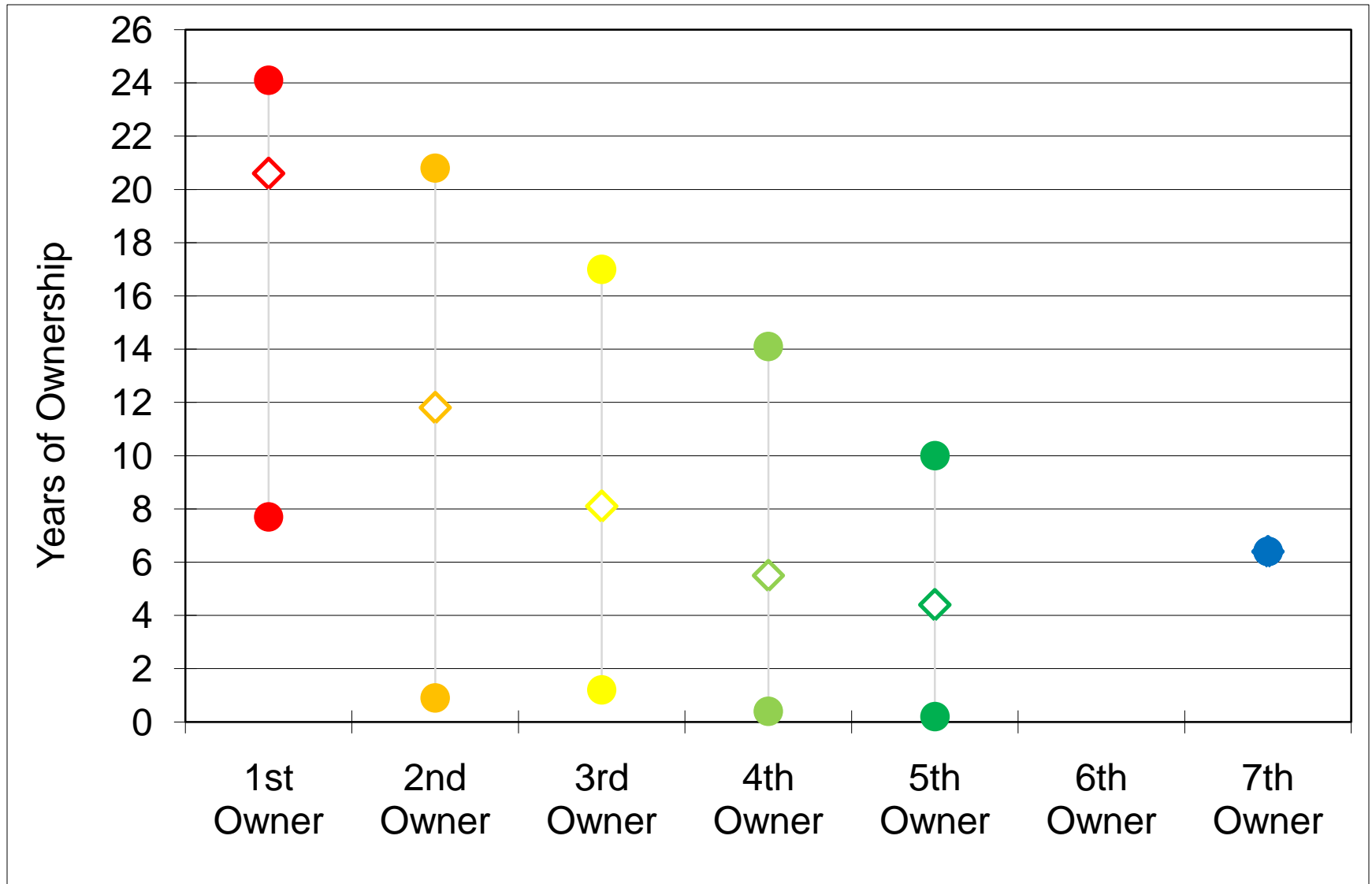
- Mark your ballot **FOR** or **AGAINST** the construction of the message boards.
- You may **ABSTAIN** by not turning in a ballot.

Neighborhood Demographics

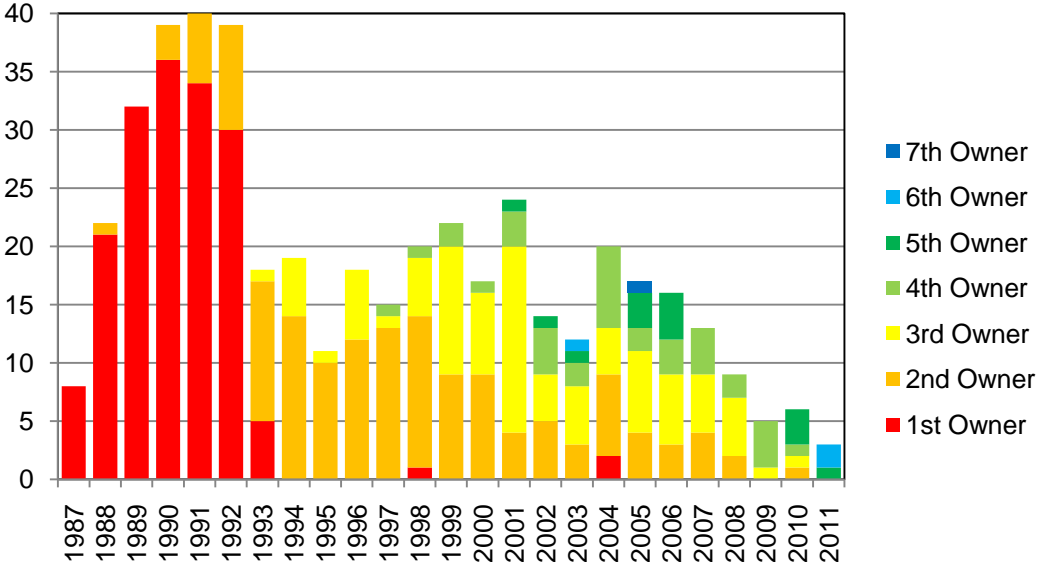
Ownership & Occupancy



Years of Ownership

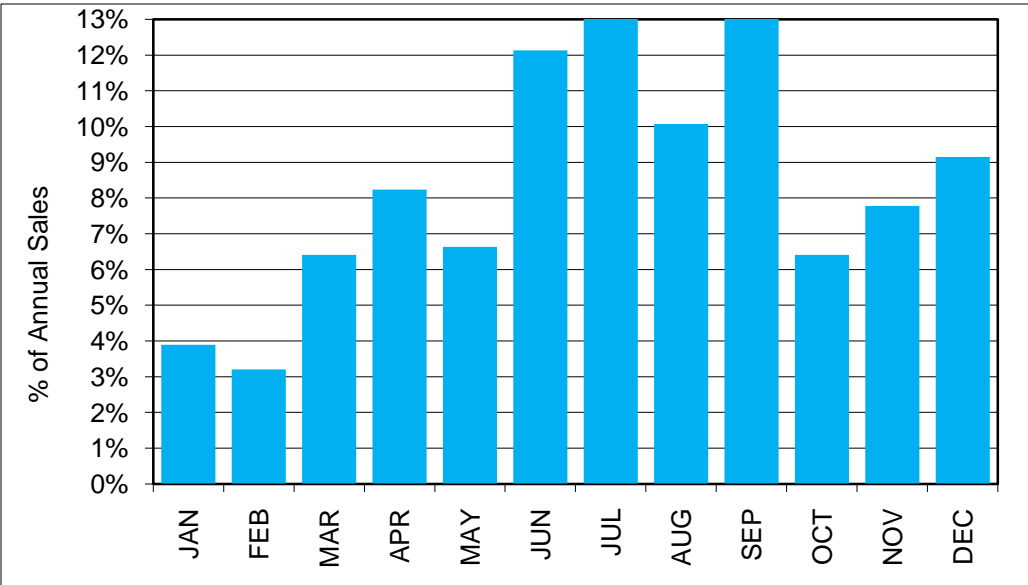


Sales by Year and Month



Housing sales in our neighborhood have been depressed since the local housing market prices peaked in early 2007.

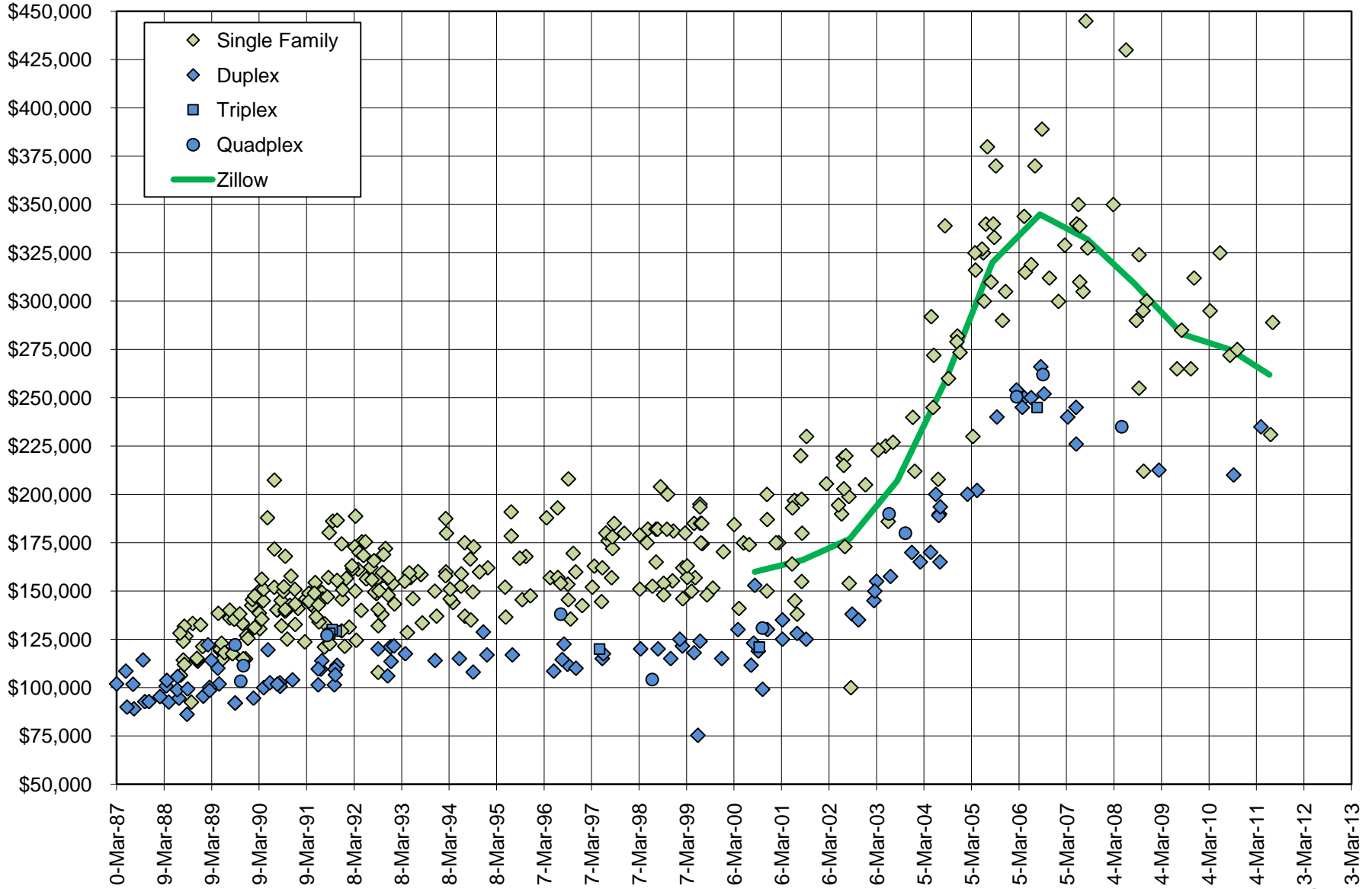
As shown in this and the next slide, price and sales trends indicate that it may be several years before our market stabilizes and there is an upswing again.



The best time for sales has been in June, July, and September.

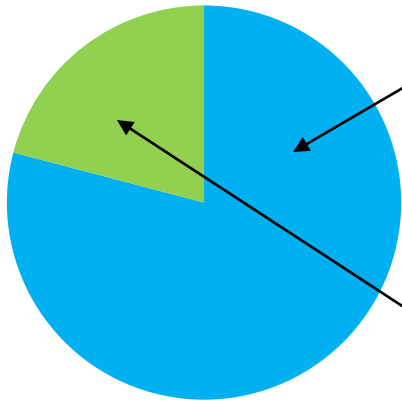
48.3% of annual sales have closed between June and September.

Home Sale Price Trend



Financial Review & Budget Presentation

Our finances break down into 2 major categories



Known or Annually Recurring Expenses

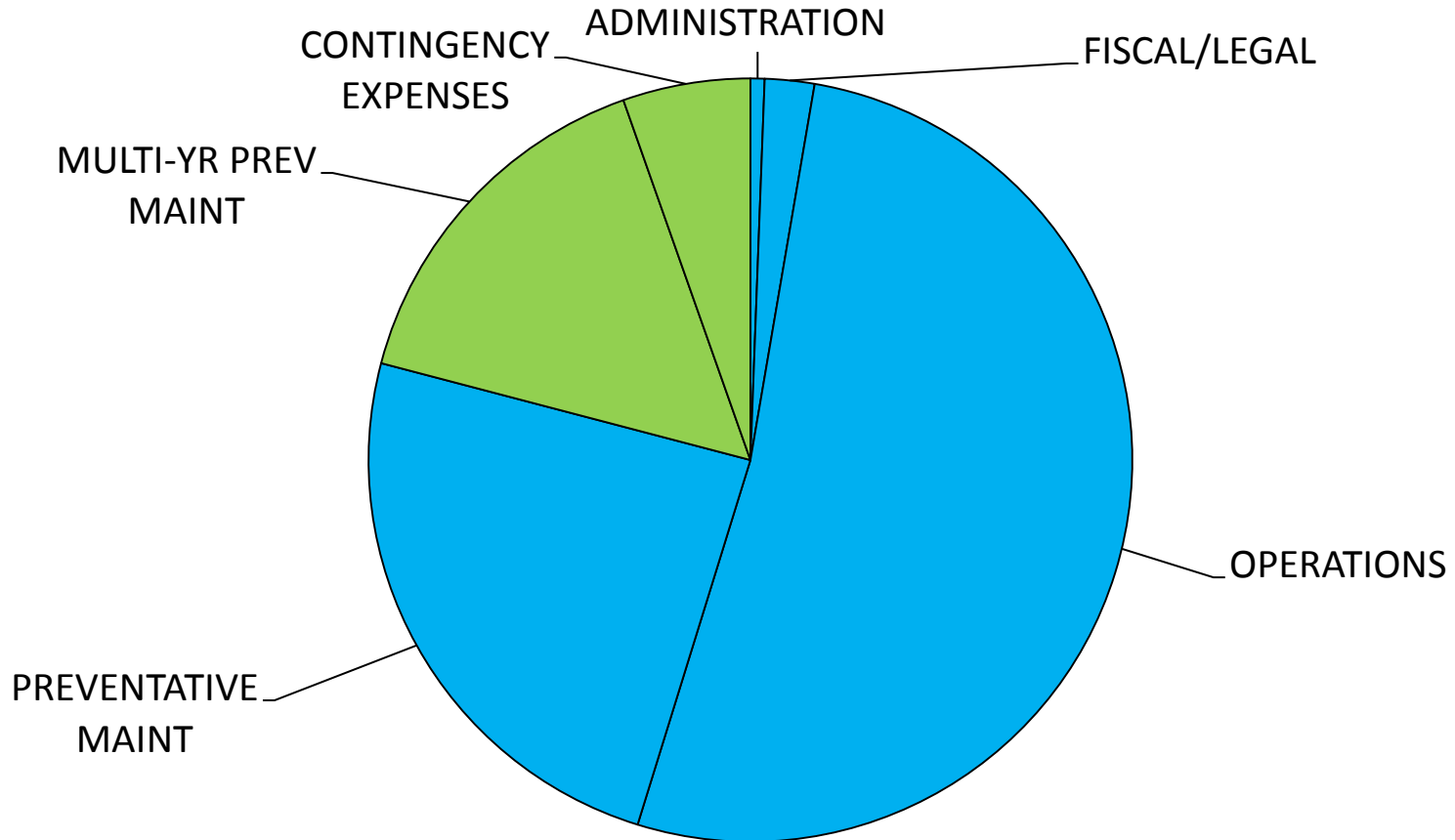
- Generally of a known or predictable amount
- Occur on an annual basis

Unknown or Non-recurring Expenses

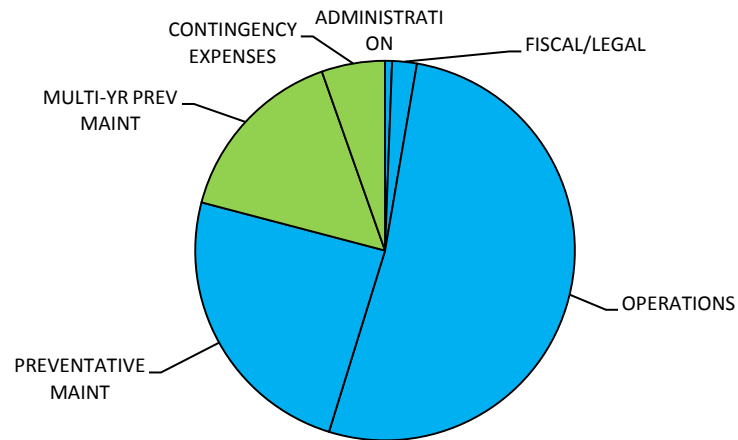
- Generally of an unknown or unpredictable amount (i.e., snow removal)
- Do not occur on an annual basis

(Note: proportions based on 2006-2010 expenditures)

These further break down into 6 sub-categories



(Note: proportions based on 2006-2010 expenditures)



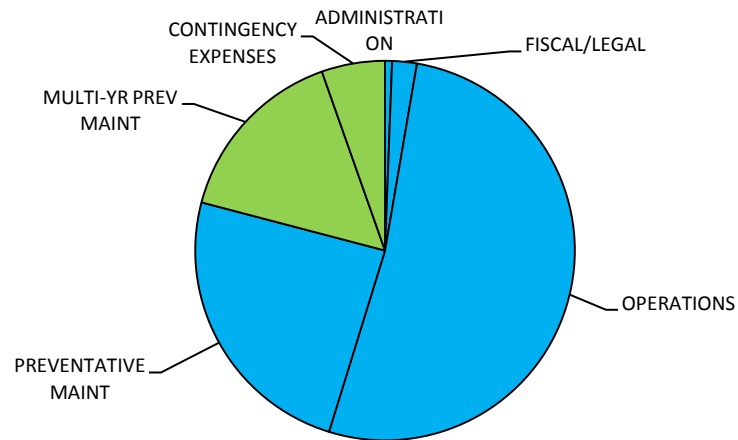
- Administration (~1%)

- 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 2006-2010 expenditures)



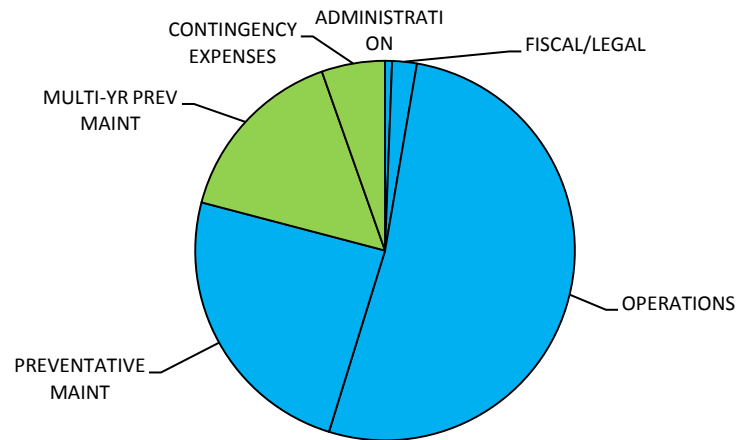
- Preventative Maintenance (~24%)

- Lawn Care
- Landscaping
- Spring Clean-up

- Operations (~52%)

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

(Note: proportions based on 2005-2009 expenditures)



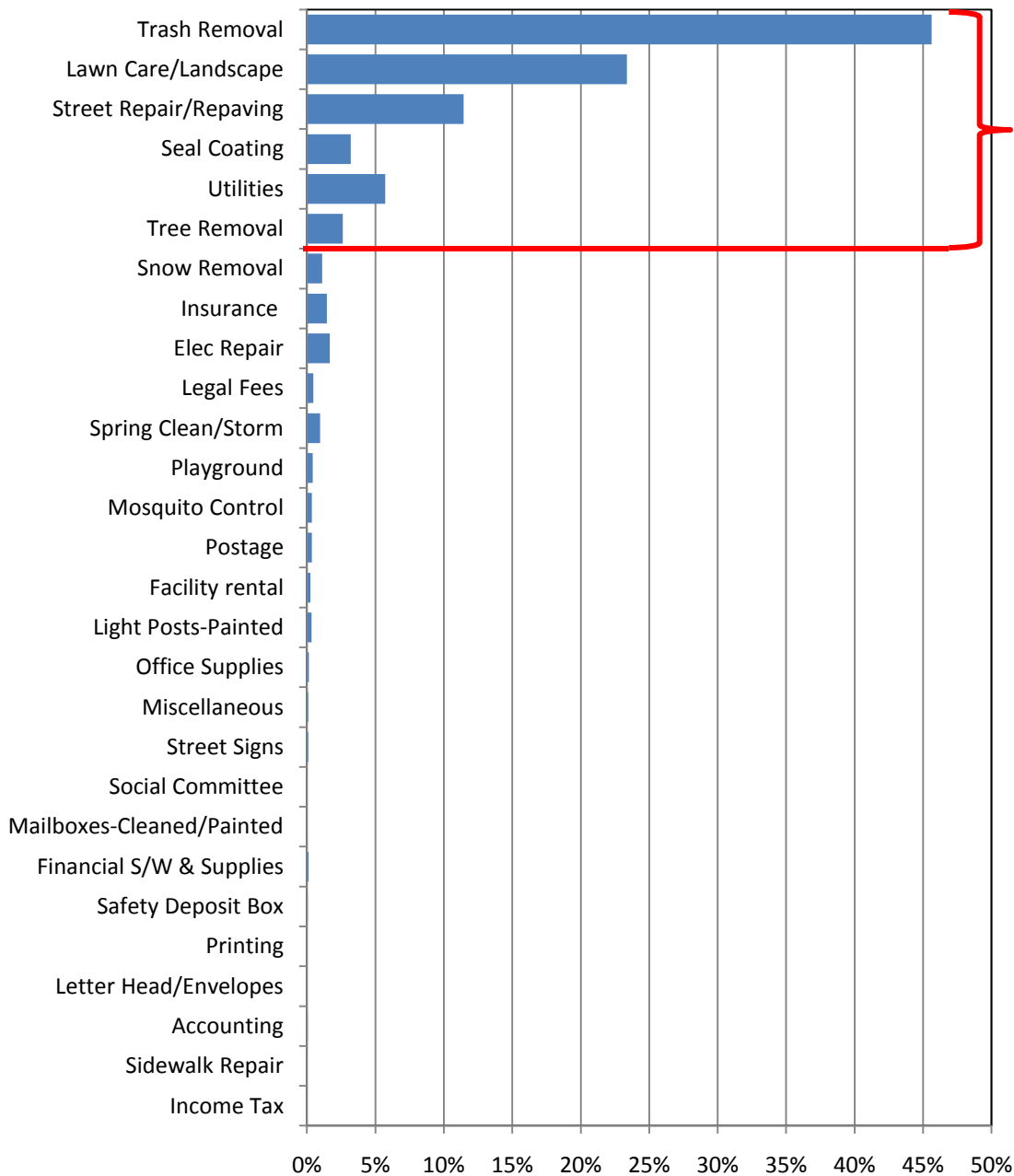
- Multi-Year Maintenance (~16%)

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

- Contingency Expenses (~5%)

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

(Note: proportions based on 2006-2010 expenditures)

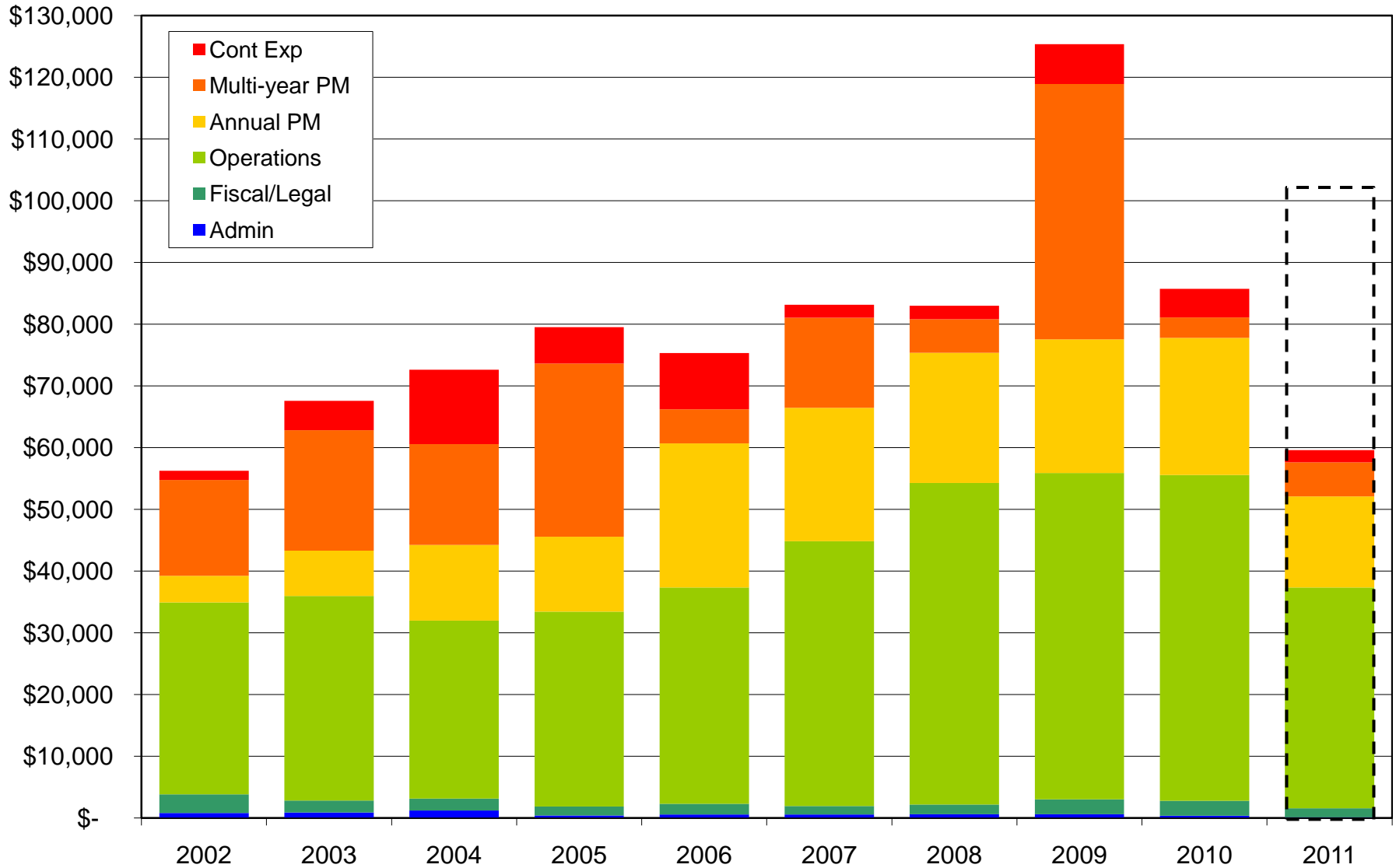


91.9%

Line Items as
a Percentage
of Total
Historical
Expenditures

(Note: proportions based on 2006-2010 expenditures)

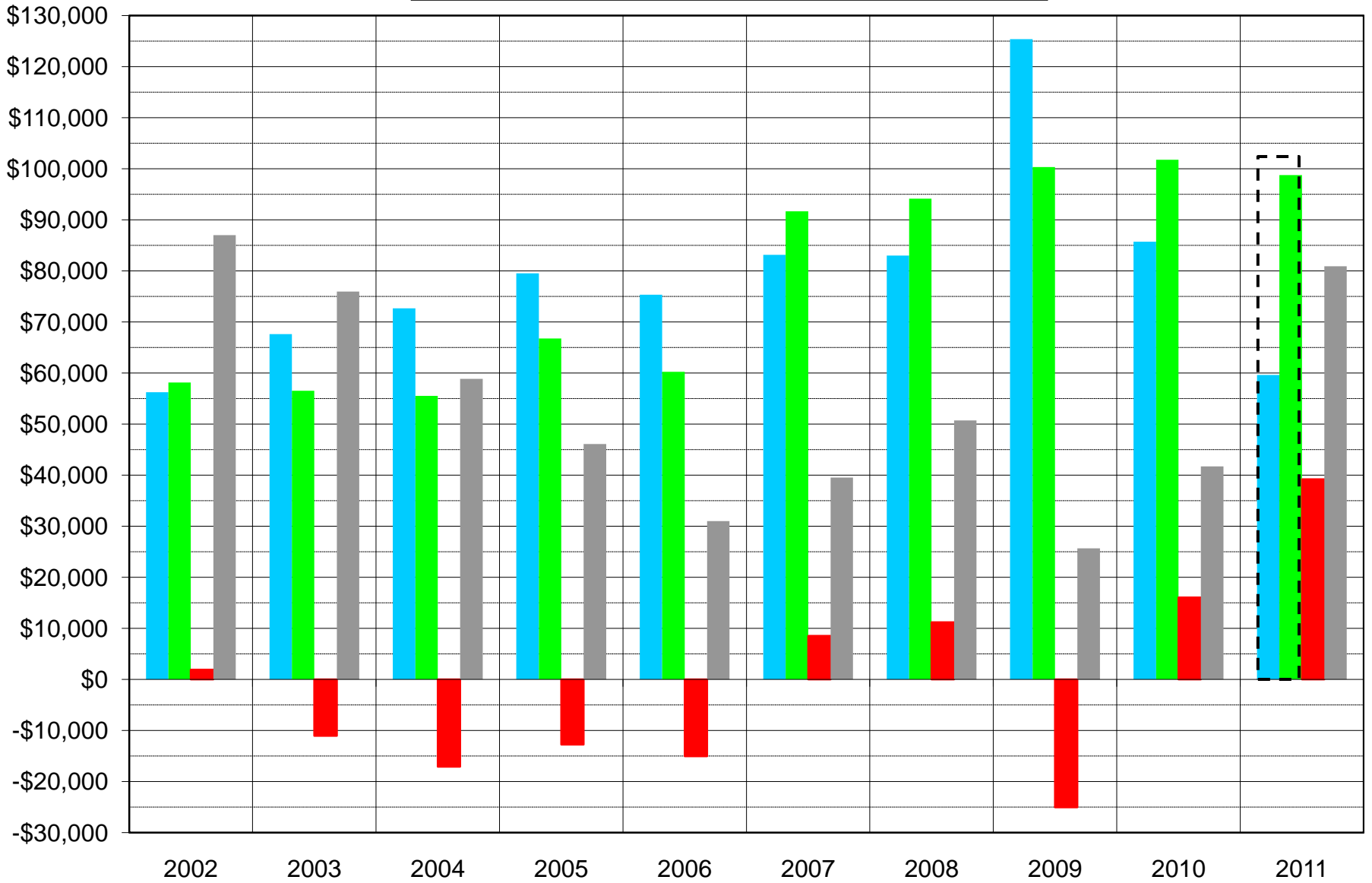
Expenditure Trends by Sub-category



2011 values are as of August 31st

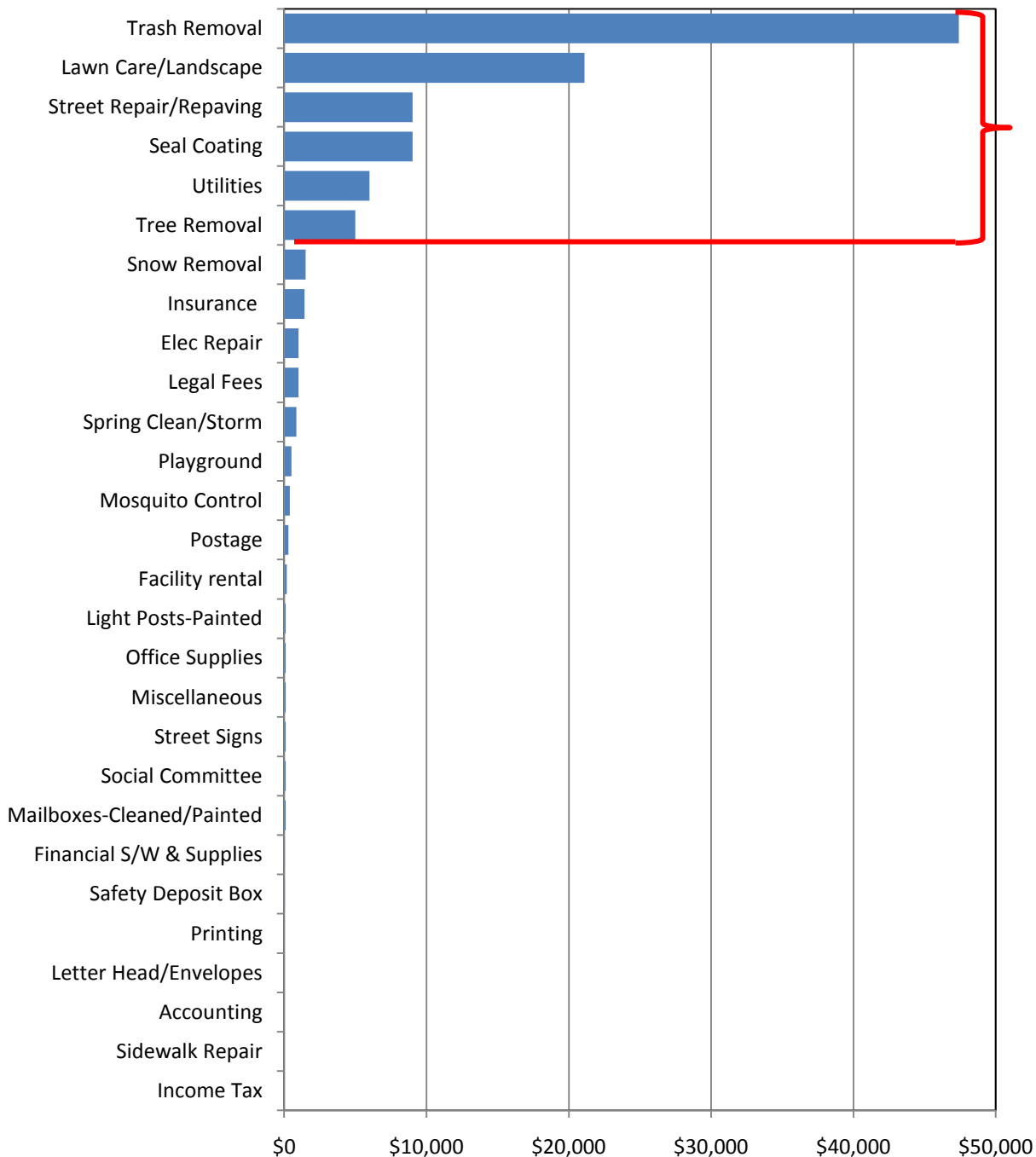
Dotted line = 2011 budget

EXPENSES INCOME DELTA ASSETS



2011 values are as of August 31st

Dotted line = 2011 budget



92.5% (Historically 91.9%)

2012 Budget

\$105,456

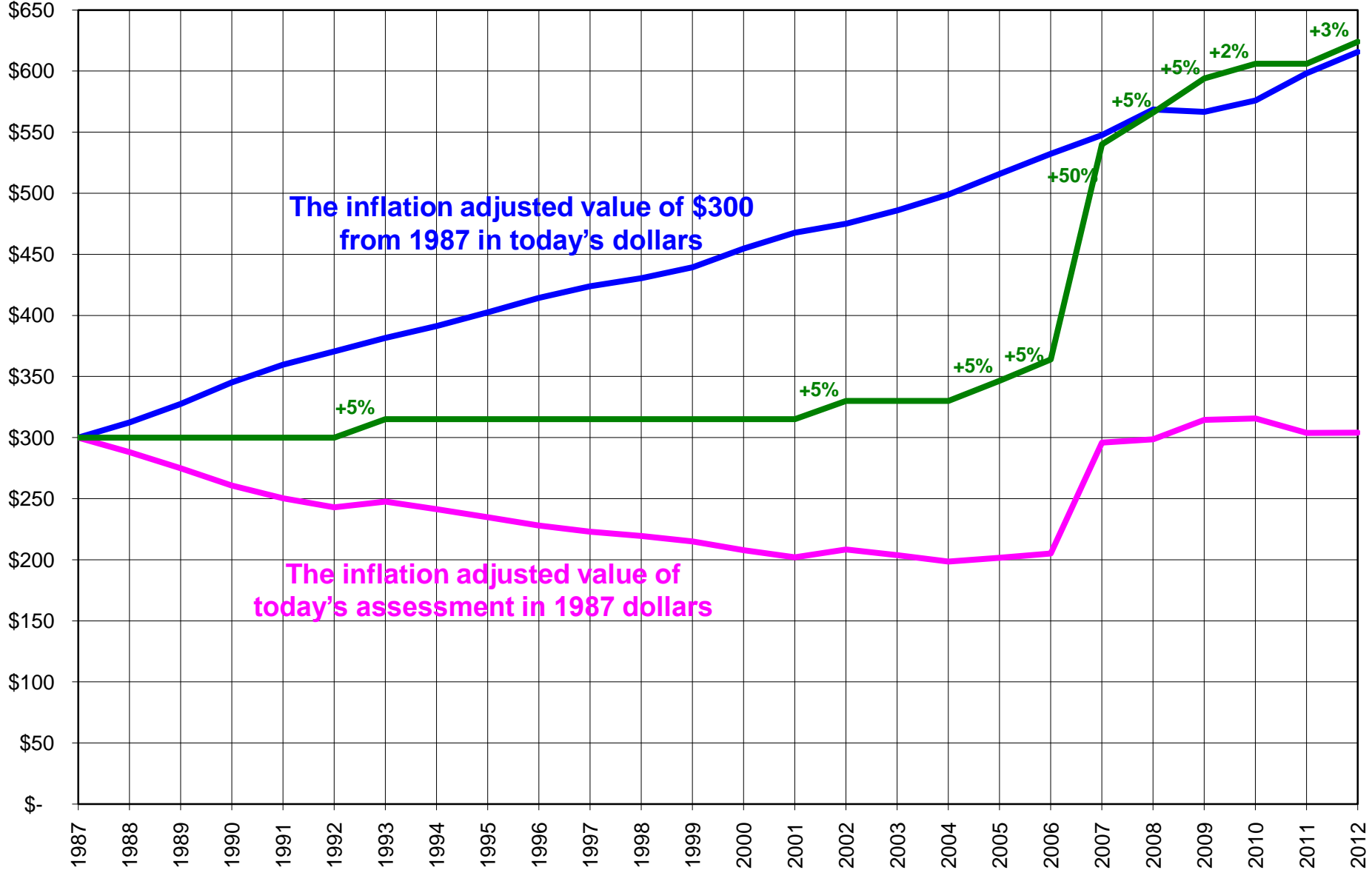
or

\$624 per Lot
(\$52/month)

\$18 increase
(\$1.50/month)

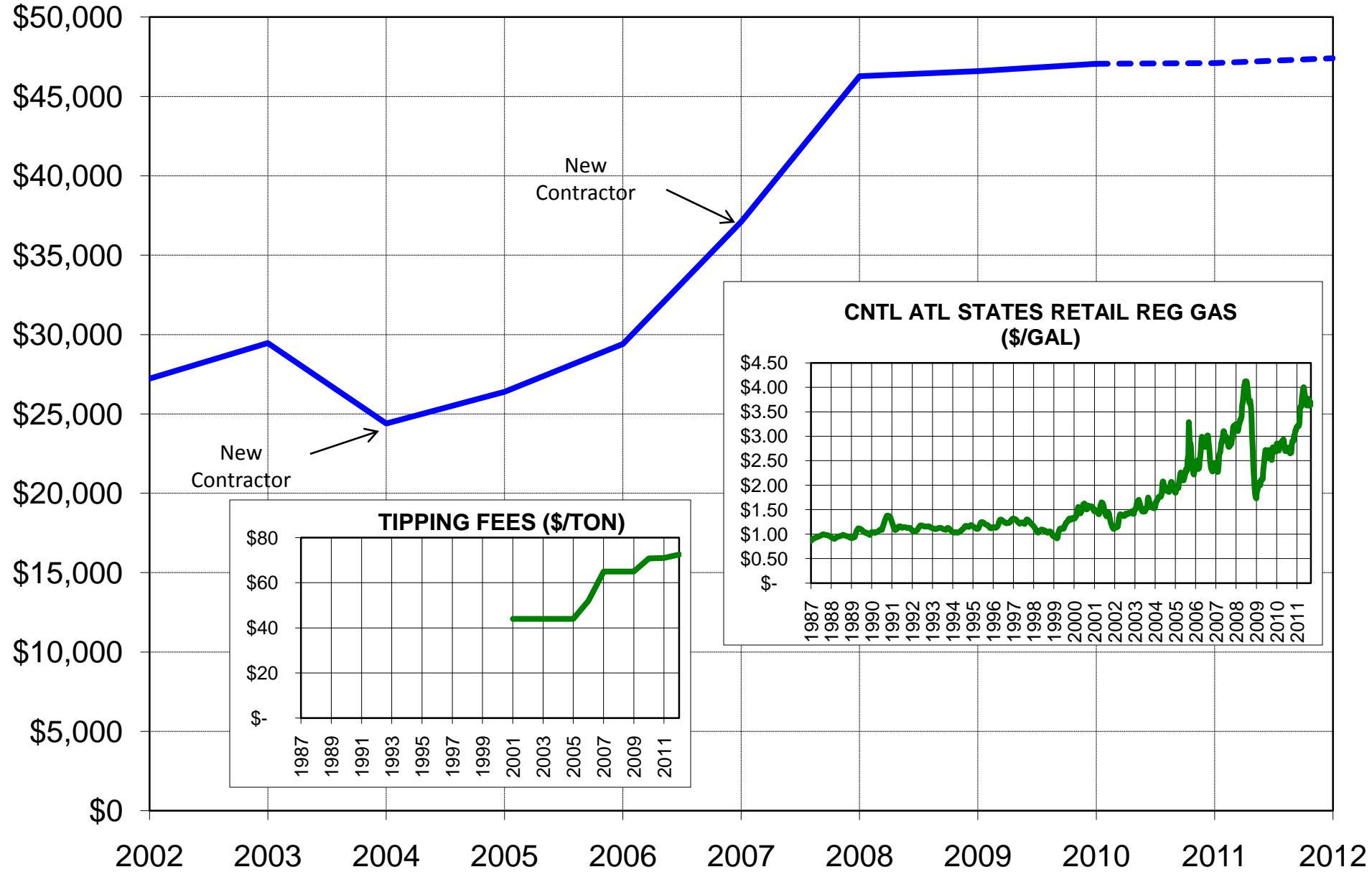
2.97%

Annual Assessment vs Inflation

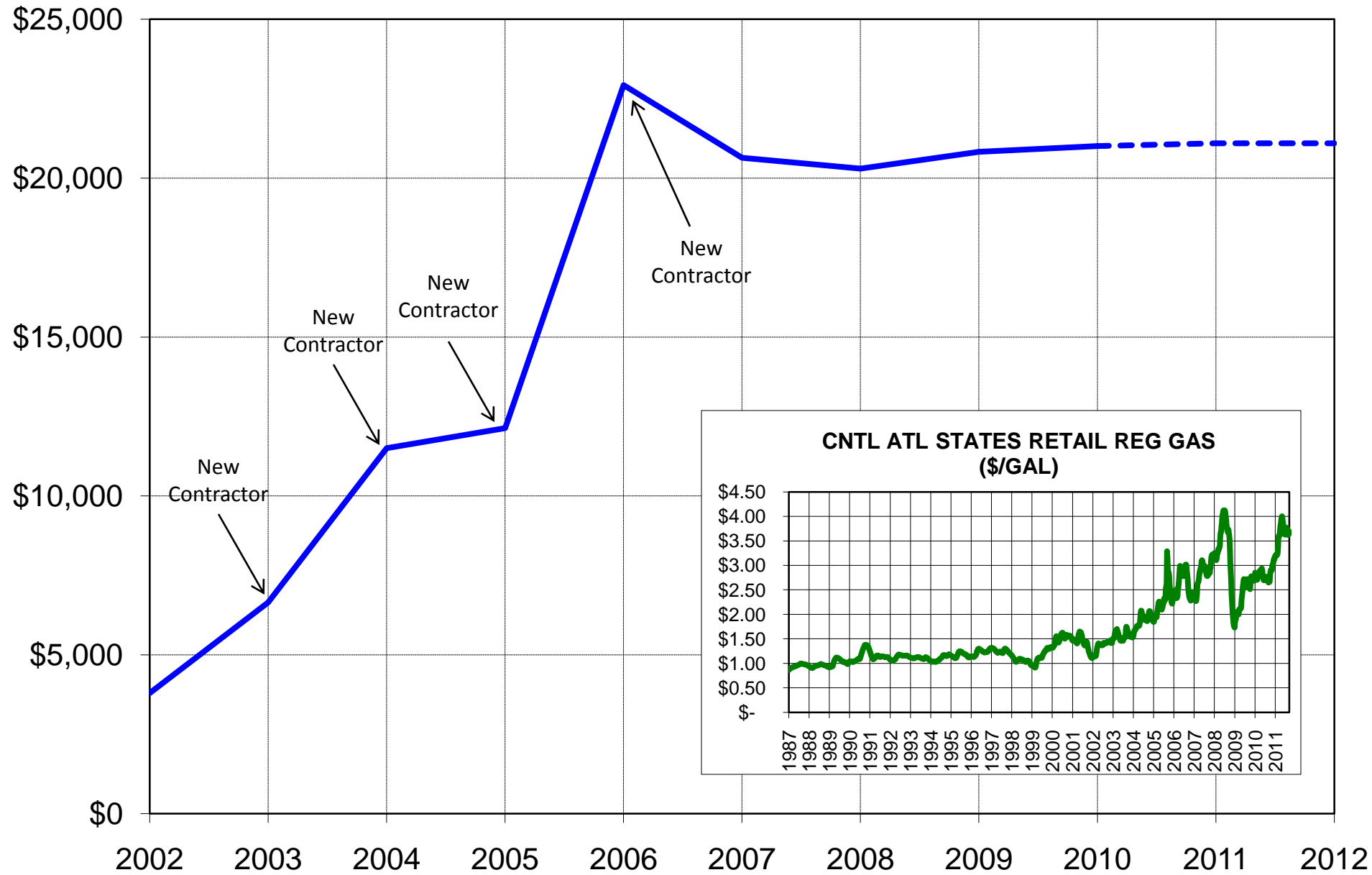


“Top 6” Cost Driver Details

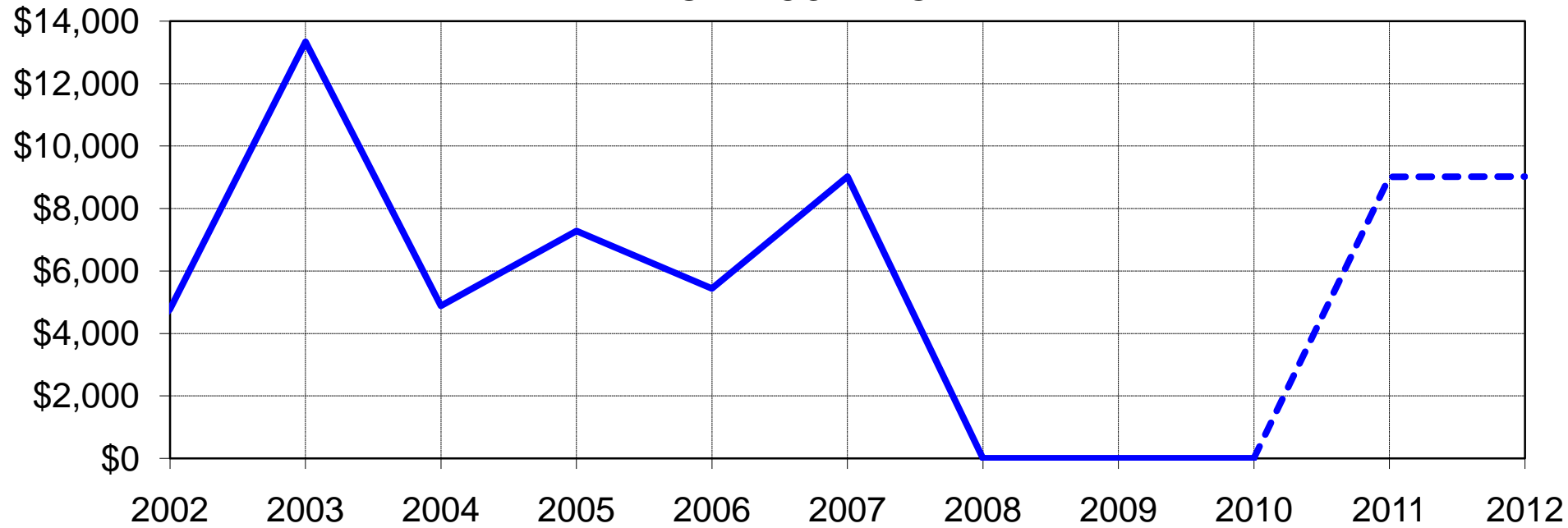
TRASH REMOVAL



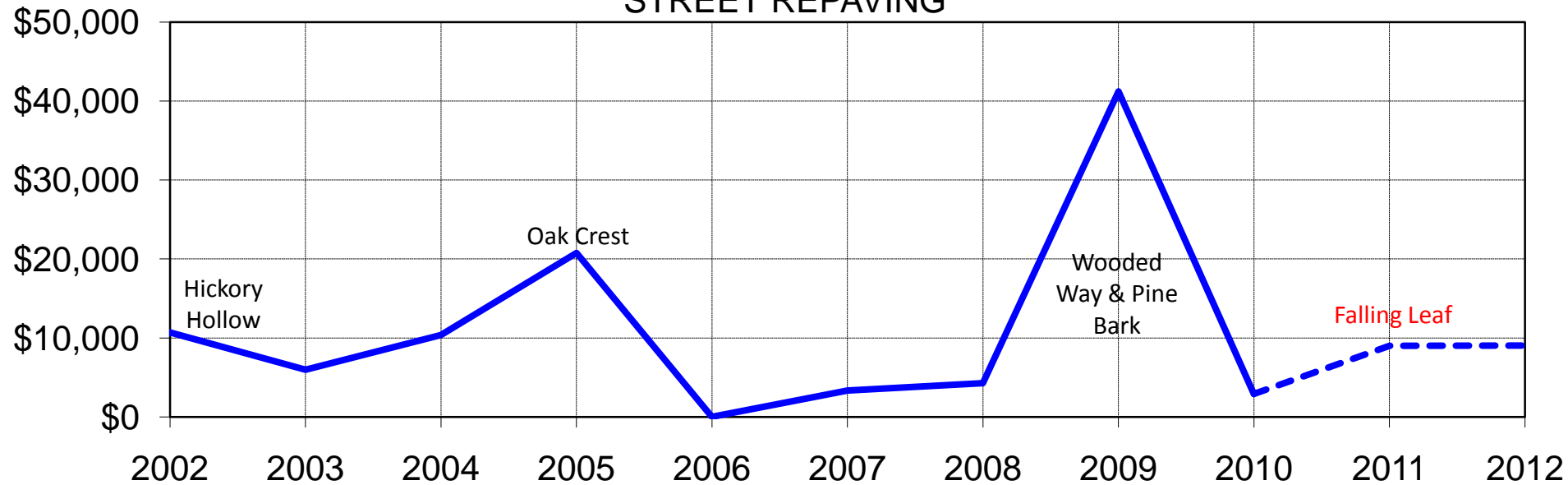
LAWNCARE & LANDSCAPE



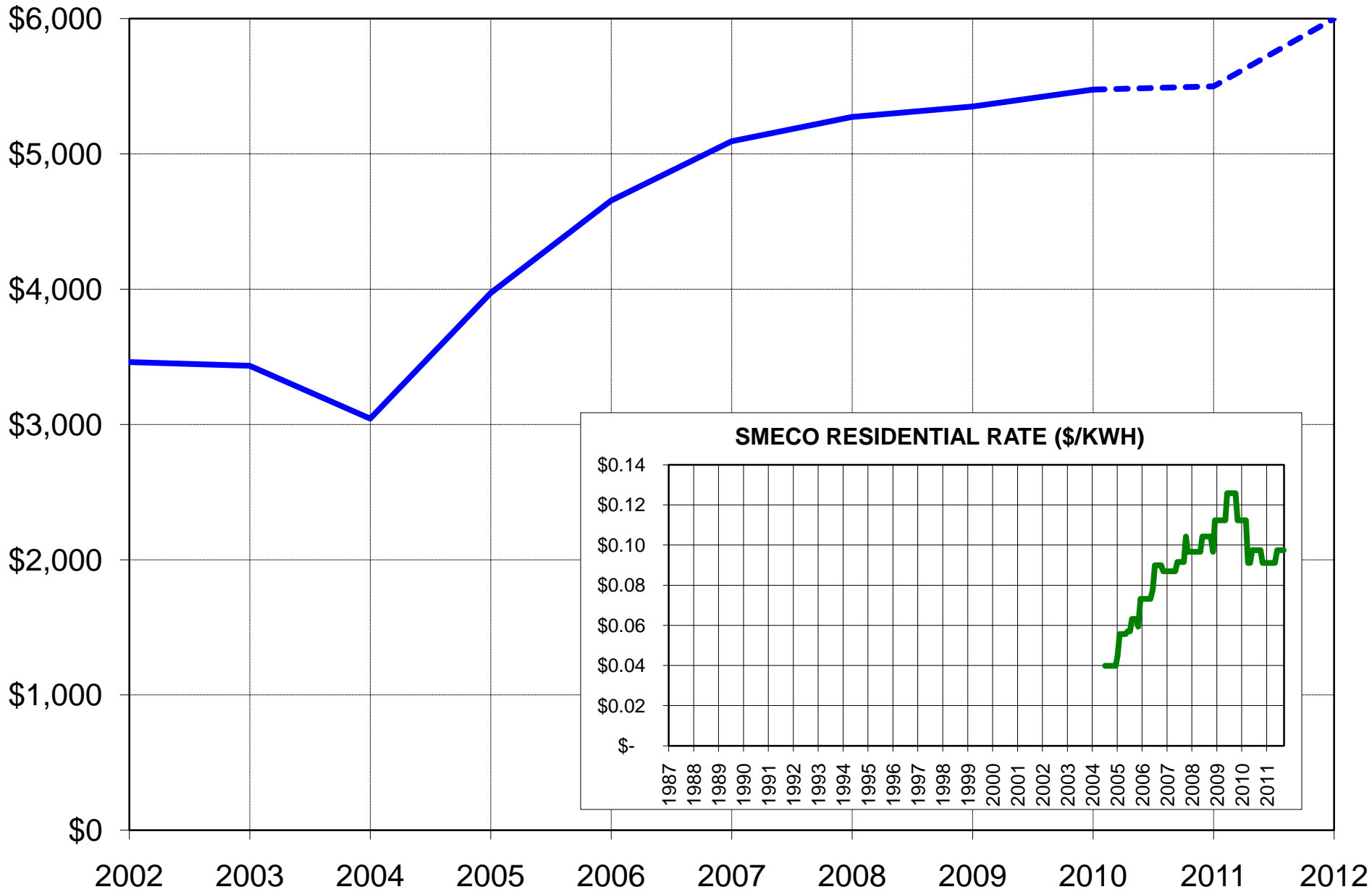
SEAL COATING



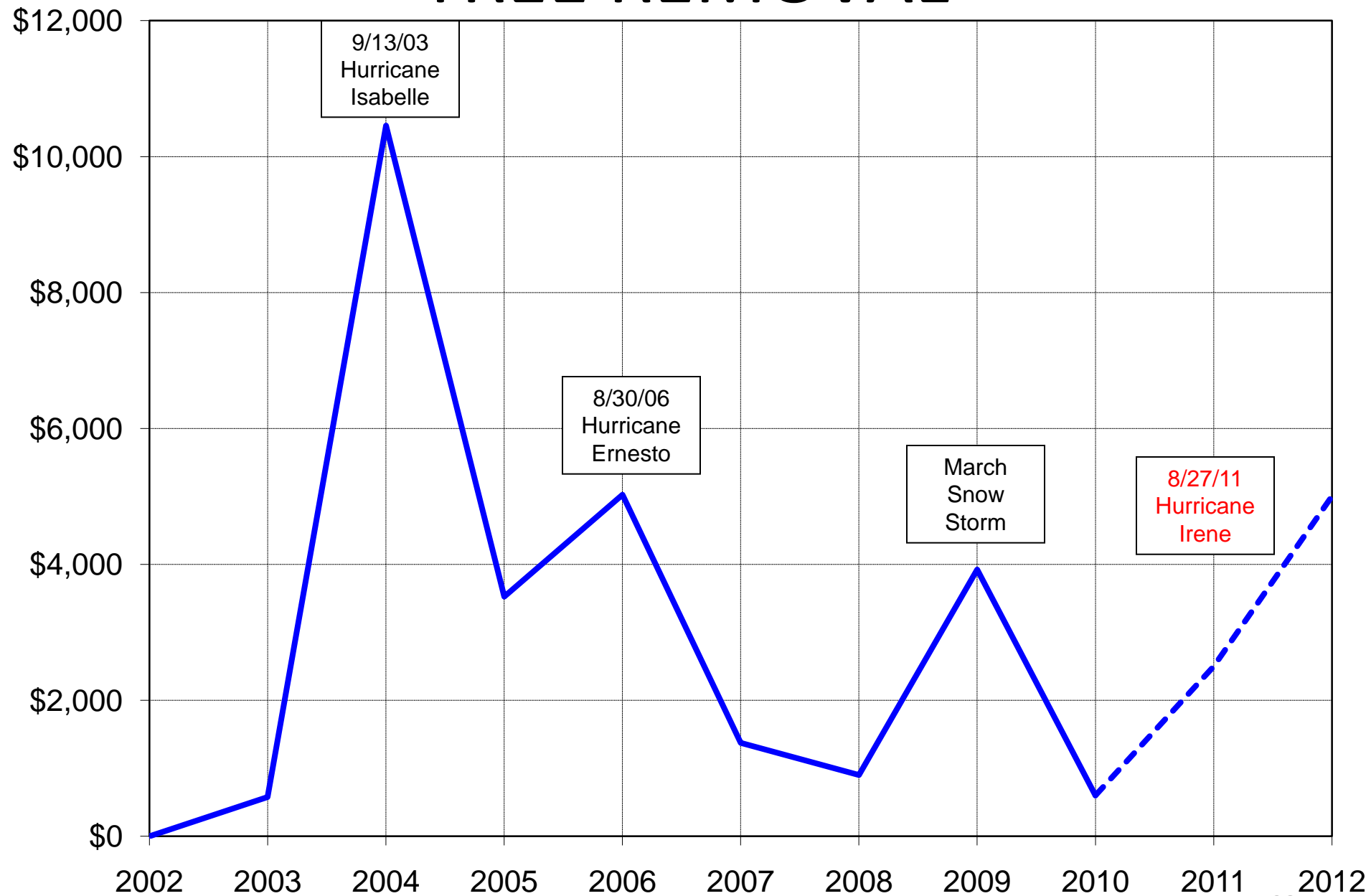
STREET REPAVING



UTILITIES

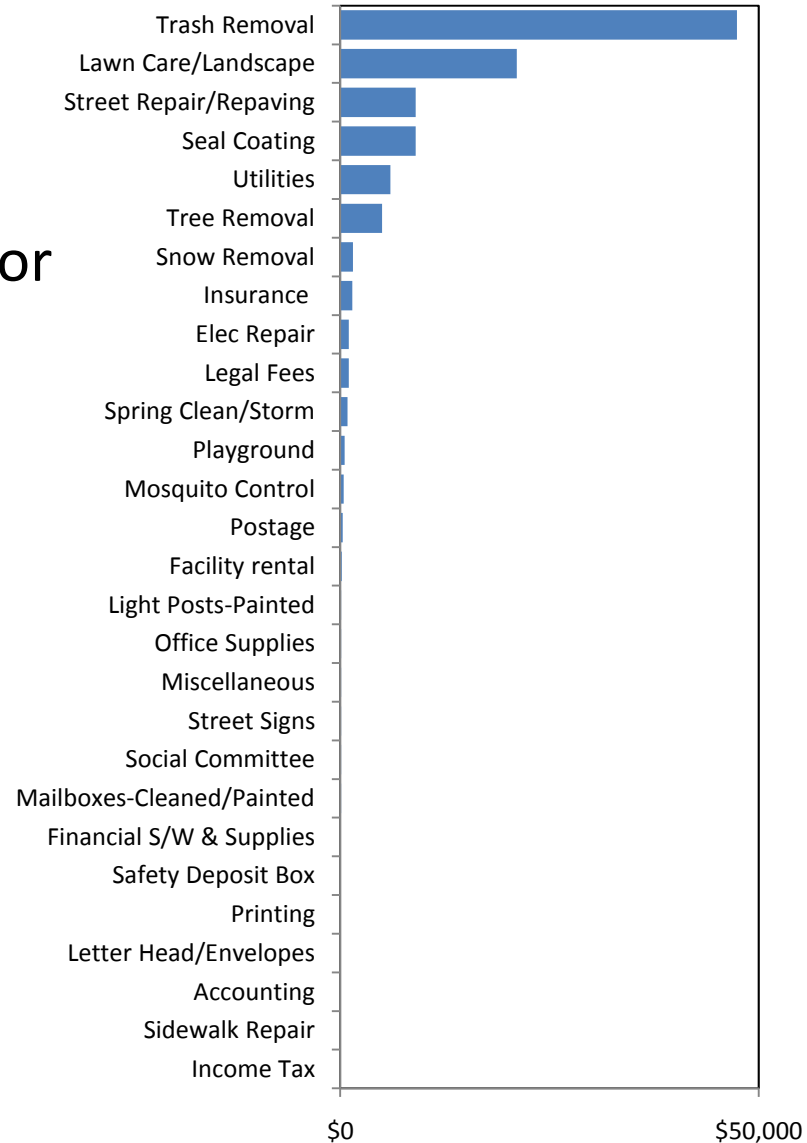


TREE REMOVAL



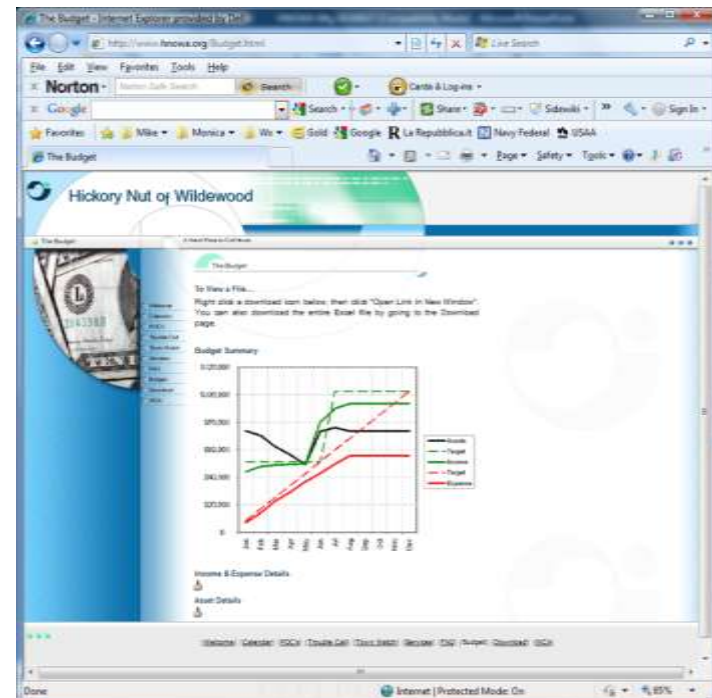
The Bottom Line...

- The “Top 6” cost each household:
 - Trash service = \$23.37 / month or \$2.70 / pick-up
 - Lawn care = \$10.40 / month or \$5.43 / mowing
 - Street work = \$8.90 / month
 - Utilities = \$2.96 / month
 - Tree removal = \$2.47 / month
- And everything else
 - \$3.90 / month



Stay up to date on finances

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



Open Floor

Recognitions

- Support for financial review of the 2010 books
 - TBD
- Spring Clean-up
 - Great Turnout!!
- Hurricane Irene
 - Outstanding help!!



Wrap-up

- \$25 Gift Card Raffle
 - Target, Lowes, and Outback Steakhouse
- Closing remarks
 - Sign up for e-mail updates with webmaster1@hnowa.org
 - Only 75% of members are signed up
 - Sign up for e-bills
 - PDF copy of your assessment bill is e-mailed to you.
 - Sign up for Monthly Web Bill Pay
 - \$52.00 / month vice semi-annual payment
 - Check the website – www.hnowa.org
 - Lots of good info about **your** Association



Thank you all for coming tonight and participating!