

**AGENDA FOR BOARD OF DIRECTORS MEETING
SLAYTON RANCH ESTATES HOMEOWNERS' ASSOCIATION
Monday April 10, 2023, 7:00 p.m.**

ZOOM Meeting:
Meeting ID: 865 1058 0462
Pass Code: 573842

The agenda for the meeting is as follows:

1. Establish a Quorum
2. Minutes of January 9, 2023
3. Financial Report
 - A. 1st Quarter 2023 Report
 - B. Explaining 2 checks #591 Nov & 592 Dec 2022 Remax cashed and show up Jan 2023
 - c. Accounts Report 2021 and 2023
 - d. 2022 Tax Return Filed
4. Status of 2023 Dues
5. New Business
6. Old Business
7. Adjourn

EXECUTIVE MEETING

Discuss Current Violations

SLAYTON RANCH ESTATES HOMEOWNER'S ASSOCIATION BALANCE SHEET

March 31, 2023

Assets

Money Market	\$31,883.65
Out Standing Dues (6)	750.00
Deposits To Be Made	
<u>Total Assets</u>	\$32,633.65

Liabilities

Accounts Payable

Total Liabilities

Net Worth

Total Net Worth **\$32,633.65**

Cash Flow - 12 Month

RE/MAX Fine Properties Property Management

Portfolios: Slayton Ranch HOA

Period Range: Jan 2023 to Dec 2023

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Operating Income & Expense													
Income													
Bank Interest	0.24	0.24	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74
NSF CHARGE	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Slayton Ranch HOA Annual Dues	7,875.00	625.00	375.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,250.00
Total Operating Income	7,875.24	625.24	425.26	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,300.74
Expense													
Bank Charges	0.14	28.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.68
Management	720.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,920.00
Miscel. Expense	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Tax Preparation	0.00	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00
Total Operating Expense	720.14	1,203.54	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,523.68
NOI - Net Operating Income													
	7,155.10	-578.30	-174.74	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,777.06
Total Income													
	7,875.24	625.24	425.26	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,300.74
Total Expense													
	720.14	1,203.54	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,523.68
Net Income													
	7,155.10	-578.30	-174.74	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,777.06
Other Items													
AppFolio Prepayment Account	-500.00	25.00	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00
Net Other Items	-500.00	25.00	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00
Cash Flow													
	6,655.10	-553.30	-199.74	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,277.06

Slayton Ranch Estates Homeowner's Association Board Meeting Minutes
January 9, 2023 7PM

Zoom Meeting ID: 865 1058 0462 Meeting passcode: 573842
Handouts online to: <http://www.slaytonranchestateshoa.com/>

Attendance:

Board Members Present:

Dawn Rivas-President
Ken Stanley-Vice President
Victoria Tewa-Secretary Treasurer
Lisa Chester- Member at Large

Association Members Present:

None present

Additional Present: Allen Ginsberg, Re-MAX

Agenda Item	Discussion	Follow-Up Actions
Called to Order	Allen called meeting to order at 7:04	
Welcome/Introductions	NA	
Quorum Established	YES- 4 board members present	
Review/Approval of Minutes	Board of Directors Meeting Minutes Aug 8 th 2022 reviewed –Approved by Dawn Rivas - Second, Lisa Chester	
Call to the Public/Follow up		
	<input type="checkbox"/> No questions or comments	
Financial Report		
Financial Report/Budget Review	<input type="checkbox"/> 2022 Year End Report and Budget vs Expense, Balance Sheet – see handouts- <input type="checkbox"/> No comments or concerns noted, Board approved reports with correction to the balance 24, 806.59 <input type="checkbox"/> Affolio system new for dues: Balance will be changed to a cash balance instead of an accrual balance for dues in 2023. Contact 928-699-0373 text to pay Slayton Ranch Dues through Affolio.	http://www.slaytonranchestateshoa.com/

Agenda Item	Discussion	Follow-Up Actions
	<input type="checkbox"/> HOA transfer fee when a home is sold in the neighborhood of 400 to account for history of HOA dues etc of property. Title company coordination w HOA Management agency. <input type="checkbox"/> <input type="checkbox"/> Discussed possible revenue from using HOA funds in a high yield CD. Will discuss further.	
HOA Dues/Late Fees	<input type="checkbox"/> HOA Dues- Due by end of January. \$125.00 Payments accepted by Affolio, Zelle, Venmo, Visa or check made out to SREHOA and mailed to Allen Ginsberg <input type="checkbox"/>	
SREHOA Website	<input type="checkbox"/> Lisa worked on Website and it is nice and tidy now.	Thank you Lisa
Fire Prevention/Weed Control	<input type="checkbox"/> Discussion about weed and grass height safety for fire prevention. Follow lead of US Forest Service include Firewise information official from Az Coop Ext Agency included in handout. Requirement needs to say “per Az Cooperative Extension Agency Firewise Guidelines- Mow or trim grasses to a low height within your defensible space. Keep grass shortest in the inner part of your defensible space and no more than 6 inches high in the outer portions.” https://cals.arizona.edu/extension/ornamentalhort/landscapemgmt/general/firewise.pdf	Allen creating a Handout for Board approval
Concerns re: Neighborhood and violations	<input type="checkbox"/> How to rectify violations in the community. Allen drives one time per month to cite violations.	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Open Forum and Announcements		
Lot 56	<input type="checkbox"/> Many HOA violations since moving in. Multiple outbuildings and unsightly lot.	Allen to drive by and send a letter
	<input type="checkbox"/>	
	<input type="checkbox"/> .	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
ARC Review Discussion		
N/A		

Agenda Item	Discussion	Follow-Up Actions
N/A	<input type="checkbox"/>	
N/A	<input type="checkbox"/>	
2023 Schedule of Events		
Board Meeting Schedule	Time: 7pm-8:30pm <input type="checkbox"/> January 9th 2023 <input type="checkbox"/> April 10 th 2023 <input type="checkbox"/> August 14 th 2023	
Annual SREHOA Picnic	<input type="checkbox"/> Picnic August 26 th 2023 11:30am-1:30pm	
Annual SREHOA Meeting	<input type="checkbox"/> October 23 th 2023	
Concerns	<input type="checkbox"/>	
Questions or Comments	<input type="checkbox"/>	
Meeting Adjourned	<input type="checkbox"/> 8: 13PM by Dawn Rivas	
Next Meeting:	SREHOA Board of Directors Meeting April 10 th 2023	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	

Minutes completed by: Victoria Tewa 1.9.2023

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Beginning Cash	25,181.59	31,836.69	31,283.39	31,083.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	25,181.59
Beginning Cash + Cash Flow	31,836.69	31,283.39	31,083.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65
Actual Ending Cash	31,836.69	31,283.39	31,083.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65	31,458.65