

**AGENDA FOR BOARD OF DIRECTORS MEETING  
SLAYTON RANCH ESTATES HOMEOWNERS' ASSOCIATION  
Monday January 9, 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 August 8, 2022
3. Financial Report
  - a. 2022 Year End Report
  - b. Balance Sheet
4. Move Some Money into a 12 Month CD pays 3.6% example \$20,000 @ 3.6% for 12 months = \$720.00 interest
5. Lisa's Email 1.6.2023  
Allen, as the property manager and the only one with all the documentation and communications, I think you are going to need to:
  - a.) complete a thorough drive through of the HOA and note ANY AND ALL violations with regard to setbacks, fencing, outbuildings, paint etc.
  - b.) research which lots with violations
    - i.) have been notified and are still out of compliance
    - ii.) which lots have not been notified and request ARC request forms for our approval
  - c.) notify homeowners with violations that are outstanding per agreed upon time frames and start sending fines to those also
6. Old Business
7. Adjourn

**EXECUTIVE MEETING**  
**Discuss Current Violations**

**Minutes of Slayton Ranch Estates Homeowner's Association Board of Directors Meeting**

**August 9<sup>th</sup> 2021**

**7PM**

**Zoom**

**Meeting ID:**

**865 1058 0462**

**Meeting passcode:**

**573842**

**Handouts online: <http://www.slaytonranchestateshoa.com/>**

**Introductions**

**Board Members Present:** Dawn Rivas-President, Ken Stanley-Vice President, Victoria Tewa-Secretary  
Treasurer, Lisa Chester- Member at Large

**Association Members Present:** Glenda Stanley- Lot 57

**Additional Present:** Allen Ginsberg, Re-Max

1. **Call to Order:** Dawn Rivas Called the meeting to order at 7:10 pm via Zoom
2. **Establish a Quorum:** 4 Board members present- Quorum established
3. **Review of Minutes: April 12 2021** Move to approve: Lisa Chester Second: Dawn Rivas
4. **Call to the Public:**
  - a. Fence leaning at corner of Neptune and Slayton Ranch
    - i. Responsibility of the HOA to fix, Allen to contact individual to repair.
  - b. Home that burned on Bryant: Hooker Construction purchased the home and it is currently being fixed
  - c. The Hills at Slayton Ranch: Corner of Girard and Hayfield. Lot 98: Resident has made a motorized dirt bike track in the back yard. Noise and dust nuisance. Forest access is just down the road where they can play. Maybe a county ordinance issue. Allen will research that as well. Allen will send a letter via the Hills at Slayton Ranch HOA. Update: 8.9.2021-Allen reached out to lot 98. No response, no change. Allen will reach out again.
  - d. End of Bryant and Richfield there are skid marks as though a car was doing donuts in the cul de sac. Not verifiable if it is a Slayton Ranch Estates resident.
  - e. Many loose dogs running the neighborhood. Discussion about putting a reminder that loose dogs in the neighborhood. Allen added to the SREHOA website: Reminder it is homeowner's responsibility to keep their dogs on their property and keep them on the leash when not in their yard.
  - f. How long can Bleeker Boxes stay on property? 6 months. Lot 63 has had a Bleeker Box on the property for quite a while. Allen to send letter.
5. **Financial Report- (See handouts provided at SREHOA website) Allen Ginsberg Reporting**
  - a. Review 3 month P&L Statement and Budget Vs Expenses See Handouts provided on the <http://www.slaytonranchestateshoa.com/>
    - i. Comments on Finance documentation: No concerns or comments noted.

- ii. On track to be approx. \$1000 under budget for this fiscal year
- b. Annual Dues: 5 residents have not paid. Late fees continue to accrue
- 6. **BBQ Sept 12, 2021 11:30 am to 1:30 pm**
  - a. Location: Peak View Park – Humphrey Ramada is open to set up 8am – 2pm
  - b. Picnic is from 11:30- 1:30
  - c. Communication: Allen to send letter and postcard for RSVP.
  - d. Allen will hand over to his son Jack, the spatula and tongs to grill at the picnic 😊
- 7. **Election Board of Directors October 4<sup>th</sup> 2021**
  - a. Annual Meeting and Elections
  - b. Packet/letter of interest will be going to residents
- 8. **Old Business**
  - a. Re: reimbursement for Summit Fire room rental. Credit for the year due to COVID an inability to use the room paid for during 2020. Allen spoke with Summit Fire. Will provide a refund.
- 9. **New Business**
  - a. Weed cutting- Andrew will cut weeds next week.
- 10. **Adjourn: Dawn Rivas move to adjourn at 8:10 pm**

Respectfully Submitted,

Victoria Tewa

# SLAYTON RANCH ESTATES HOMEOWNER'S ASSOCIATION BALANCE SHEET

December 31, 2022

## Assets

Money Market	\$24,806.59
Out Standing Dues (0)	
Deposits To Be Made	
<b><u>Total Assets</u></b>	<b>\$26,806.59</b>

## Liabilities

Accounts Payable

**Total Liabilities**

## Net Worth

**Total Net Worth** **\$26,806.59**

Slayton Ranch HOA Budget 2022

December 31, 2022

	A	B	C	D	E
1		<b>FY 2022</b>	<b>ACTUAL 2022</b>	<b>Actual V. Budget</b>	<b>FY2023</b>
2					
3	<b>Revenue:</b>				
4	2022 Assessments: 84 Units x \$125.00	\$ 10,500.00	\$ 10,500.00	\$ -	\$ 10,500.00
5	Bank Interest	\$ -	\$ 2.89	\$ 2.89	\$ 10.00
6	HOA Transfer Fees	\$ 1,200.00	\$ 1,200.00		
7	Late Fees:	\$ 400.00	\$ 344.70	\$ (55.30)	\$ 225.00
8	Reibursement		\$ 74.55		
9	<b>Total Revenue:</b>	<b>\$ 12,100.00</b>	<b>\$ 12,122.14</b>	<b>\$ (52.41)</b>	<b>\$ 10,735.00</b>
10					
11	<b>Operating Expenses:</b>				
12					
13	Mngmt Fee (12 x \$600 per month)	\$ 7,200.00	\$ 7,200.00	\$ -	\$ 7,200.00
14	Insurance Premium	\$ 1,000.00	\$ 978.00	\$ (22.00)	\$ 1,025.00
15	Tax & Lic	\$ 50.00	\$ 50.00	\$ -	\$ 50.00
16	Legal Fees	\$ 200.00	\$ -	\$ (200.00)	\$ -
17	Accounting Fees	\$ 525.00	\$ 515.00	\$ (10.00)	\$ 525.00
18	Bank Charges & Supplies	\$ 100.00	\$ 112.85	\$ 12.85	\$ 10.00
19	HOA Transfer Fee	\$ 1,200.00	\$ 1,200.00	\$ -	
20	Magnetic Calenders	\$ 163.50	\$ 163.50	\$ -	
21	Picnic	\$ 75.00		\$ (75.00)	\$ 75.00
22	*Postage	\$ 450.00	\$ 436.18	\$ (13.82)	\$ 450.00
23	Repairs	\$ -	\$ 240.00	\$ 240.00	\$ -
24	Web Site	\$ 200.00	\$ 200.00	\$ -	\$ 200.00
25	Weed Cutting	\$ 1,000.00	\$ 1,305.00	\$ 305.00	\$ 1,200.00
26	Other	\$ 100.00	\$ 163.50	\$ 63.50	\$ -
27					
28	<b>Total Expenses:</b>	<b>\$ 12,263.50</b>	<b>\$ 12,564.03</b>	<b>\$ 300.53</b>	<b>\$ 10,735.00</b>
29					
30	<b>Net Income or Loss</b>	<b>\$ (163.50)</b>	<b>\$ (441.89)</b>	<b>\$ (352.94)</b>	<b>\$ -</b>
31	* Estimate on Expenses				
32	Note Other Expense \$163.50- Magnetic Calendars				
33					
34	<b>Note- Proposed Expense for the</b>				
35	<b>Rest of the Year</b>				
36	<b>Management</b>		\$ 1,200.00		
37	<b>Postage</b>		\$ 122.10		
38			\$ 1,322.10		