

**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 April 10, 2023, 7:00 p.m.
3. Financial Report
 - A. Jan- Aug 14, 2023
 - B. Explaining Appfalo Dues Reporting vs. 2023 Budget/Actual
4. Update of BBQ
5. New Business
6. Old Business
7. Adjourn

EXECUTIVE MEETING

See Addenda

Cash Flow - 12 Month

RE/MAX Fine Properties Property Management

Properties: Slayton Ranch HOA - 123 N San Francisco St Flagstaff, AZ 86001

Period Range: Jan 2023 to Dec 2023 (This Year)

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	0.26	0.26	0.25	0.24	0.00	0.00	0.00	0.00	0.00	1.75
HOA Transfer Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00
Late Fee	0.00	0.00	0.00	50.00	150.00	115.00	0.00	30.00	0.00	0.00	0.00	0.00	345.00
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	500.00	375.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	9,875.00
Total Operating Income	7,875.24	625.24	425.26	550.26	525.26	240.25	0.24	430.00	0.00	0.00	0.00	0.00	10,671.75
Expense													
HOA Transfer Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00
Bank Charges	0.14	28.54	0.00	15.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.12
Insurance	0.00	0.00	0.00	0.00	0.00	1,065.00	0.00	0.00	0.00	0.00	0.00	0.00	1,065.00
Management	600.00	600.00	600.00	600.00	600.00	600.00	570.00	600.00	0.00	0.00	0.00	0.00	4,770.00
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
Postage	0.00	0.00	0.00	132.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.07
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
Legal	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total Operating Expense	600.14	1,203.54	600.00	747.51	600.00	1,665.00	2,070.00	1,000.00	0.00	0.00	0.00	0.00	8,486.19
NOI - Net Operating Income													
	7,275.10	-578.30	-174.74	-197.25	-74.74	-1,424.75	-2,069.76	-570.00	0.00	0.00	0.00	0.00	2,185.56
Total Income	7,875.24	625.24	425.26	550.26	525.26	240.25	0.24	430.00	0.00	0.00	0.00	0.00	10,671.75
Total Expense	600.14	1,203.54	600.00	747.51	600.00	1,665.00	2,070.00	1,000.00	0.00	0.00	0.00	0.00	8,486.19
Net Income	7,275.10	-578.30	-174.74	-197.25	-74.74	-1,424.75	-2,069.76	-570.00	0.00	0.00	0.00	0.00	2,185.56

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
Other Items													
AppFolio Prepayment Account	-500.00	25.00	-25.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-375.00
Net Other Items	-500.00	25.00	-25.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-375.00
Cash Flow	6,775.10	-553.30	-199.74	-72.25	-74.74	-1,424.75	-2,069.76	-570.00	0.00	0.00	0.00	0.00	1,810.56
Beginning Cash	25,061.59	31,836.69	31,283.39	31,083.65	31,011.40	30,936.66	29,511.91	27,442.15	26,872.15	26,872.15	26,872.15	26,872.15	25,061.59
Beginning Cash + Cash Flow	31,836.69	31,283.39	31,083.65	31,011.40	30,936.66	29,511.91	27,442.15	26,872.15	26,872.15	26,872.15	26,872.15	26,872.15	26,872.15
Actual Ending Cash	31,836.69	31,283.39	31,083.65	31,011.40	30,936.66	29,511.91	27,442.15	26,872.15	26,872.15	26,872.15	26,872.15	26,872.15	26,872.15

Slayton Ranch HOA Budget 2023

August 14, 2023

	A	B	C	D
1		FY2023	Actual V. Budget	FY2023
2				
3	Revenue:			
4	2022 Assessments: 84 Units x \$125.00	\$ 10,500.00	\$ 10,375.00	\$ 125.00
5	Bank Interest	\$ 10.00	\$ 1.75	\$ 8.25
6	HOA Transfer Fees	\$ 400.00	\$ 400.00	\$ -
7	Late Fees:	\$ 225.00	\$ 345.00	\$ (120.00)
8	NSF		\$ 50.00	\$ (50.00)
9	Reibursement			\$ -
10	Total Revenue:	\$ 11,135.00	\$ 11,171.75	\$ (36.75)
11				
12	Operating Expenses:			
13				
14	Mngmt Fee (12 x \$600 per month)	\$ 7,200.00	\$ 4,770.00	\$ 2,430.00
15	Insurance Premium	\$ 1,025.00	\$ 1,065.00	\$ (40.00)
16	Tax & Lic	\$ 50.00	\$ 50.00	\$ -
17	Legal Fees		\$ 1,500.00	\$ (1,500.00)
18	Accounting Fees	\$ 525.00	\$ 525.00	\$ -
19	Bank Charges & Supplies	\$ 10.00	\$ 44.12	\$ (34.12)
20	Miscel Expense / NSF		\$ -	\$ -
21	HOA Transfer Fee	\$ 400.00	\$ 400.00	\$ -
22	Magnetic Calenders	\$ 163.50	\$ -	\$ 163.50
23	Picnic	\$ 75.00	\$ -	\$ 75.00
24	*Postage	\$ 450.00	\$ 132.07	\$ 317.93
25	Repairs	\$ -	\$ -	\$ -
26	Web Site	\$ 200.00	\$ -	\$ 200.00
27	Weed Cutting	\$ 1,200.00	\$ -	\$ 1,200.00
28	Other	\$ -	\$ -	\$ -
29				\$ -
30	Total Expenses:	\$ 11,298.50	\$ 8,486.19	\$ 2,812.31
31				\$ -
32	Net Income or Loss	\$ (163.50)	\$ 2,685.56	\$ (2,849.06)
33	* Estimate on Expenses			

under budget

under budget

Slayton Ranch Estates Homeowner's Association Executive Session Minutes
August 14, 2023 8:14PM

Zoom Meeting ID: 865 1058 0462 Meeting passcode: 573842
Handouts online: <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:

Craig and Karen Nash- Lot 26

Additional Present: Allen Ginsberg, Re-MAX

Agenda Item	Discussion	Follow-Up Actions
Called to Order	Dawn Rivas called meeting to order at 8:14	
Discussion re: ARC Needs		
Discussion w Mr. Nash re: not painting outbuilding to match color of home.	<ul style="list-style-type: none"><input type="checkbox"/> Mr. Craig Nash asked to address the board and declined entering executive session. Minutes will remain in the executive session minutes for privacy.<input type="checkbox"/> Mr. Nash requested a variance and reports that it was declined. States that it is not fair and that others have received variances. Redirected Mr. Nash to his situation.<input type="checkbox"/> Mr. Nash states he will paint the workshop prior to selling the home but does not want to pay fine.<input type="checkbox"/> Suggestion per D Rivas: Mr Nash to speak to the lawyer providing specific date when they will paint the workshop with a deadline to have it completed. All future correspondence will come through AWD. Situation is not resolved at this time.<input type="checkbox"/> Mr. Nash left meeting.<input type="checkbox"/> Board states that the lawyer fees would need to be covered by homeowner if fees will not be recouped.	Allen in contact w AWD, will contact Board re: Mr. Nash outreach to AWD should it occur.

Agenda Item	Discussion	Follow-Up Actions
	<input type="checkbox"/> Board may have to impose some fine, will discuss w AWD.	
Meeting Adjourned 9:10		

Minutes completed by: Victoria Tewa