

# MEETING AGENDA - Annual Meeting

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

6/18/24  
6:30 pm  
Bancroft Circle

## Annual Meeting Notes (29 attendees)

- + President provided welcome address & recap - announced exiting BMs
- + President: Addressed accountability of Board and the goal to keep DG HOA well kept, unique, special
- + Addressed Member/Party wall differences: Member walls maintained by Homeowner - HOA to paint; addressed challenges with wall replacements and maintaining properties within our HOA (HOA vs city requirements) - Kevin, Deb and Bobbi also addressed wall challenges and items to consider when addressing walls - construction, painting, replacement, zero lot lines, etc.
- + Homeowner question: Question about termite tenting and if neighboring house does not allow tent on their side of the wall - Bobbi let them know the issue is between you and the neighboring owner; Board does not have any control over this issue
- + President addressed Franny and missing her presence at this annual meeting - she was Deane Gardens.
- + President announced new BMs - Lee Yamaguchi, Connie Rivera, Marion Lucero "MJ", Bob Gershman (returning BM)
- + Website to announce new BMs and their positions
- + Transition meeting Tues, June 25th, 6:30pm
- + Bobbi (Treasurer) clarified term lengths- 3 years, another 3 year consecutive, 3 year break and then can join again
- + Bobbi: all homes are PiF, no outstanding debts
- + Martha (Landscape Chair): addressed audience regarding overview of landscape responsibilities - how often SA Landscape will touch homes (once in 4-6 weeks), transition to drought tolerant landscaping, reminder to submit landscape plans to Landscape Chair for review and approval - no more palms that are costly to maintain yearly for the HOA, sprinklers are maintained through HOA - batteries replaced 2x year - HOA handles this - if you dont have a sprinkler timer you are responsible for the initial purchase but HOA will cover after - repair, battery replacement, etc; reminder about no touch list - you need to fill out form each year - HOA will not touch your front yard but will have to step in if you cannot maintain your yard to HOA standards; reminder about plant credit for wall replacements (\$400)

- + Kevin (Architecture Chair): thanked exiting BM and incoming BMs; addressed some AC responsibilities
- + HO addressed “bright” paint colors and how the board is going about approving paint colors - concern we will get too loose and allow too many bright colors - Kevin addressed that new Board can move to change rules and how they move about approving AC responsibilities
- + MJ (new BM): addressed audience about bus depot at Sowers and passed out recap issue and voiced concern over the project and asked for support on petition
- + HOs went around and introduced themselves to everyone

Meeting Adjourned

## Deane Gardenhome Association

### Balance Sheet (Cash Report)

As of June 17, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
US Bank - 6307	77,799.16
US Bank Svg - 6963	12,286.51
<b>Total Bank Accounts</b>	<b>\$90,085.67</b>
<b>Total Current Assets</b>	<b>\$90,085.67</b>
<b>TOTAL ASSETS</b>	<b>\$90,085.67</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Reserve	11,500.00
Retained Earnings	66,170.44
Net Income	12,415.23
<b>Total Equity</b>	<b>\$90,085.67</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$90,085.67</b>

**Deane GardenHome Association  
Budget vs. Actuals  
January 1 - June 17, 2024**

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
Delinquency Fee	10.00		10.00	
Dues Paid in Year Prior to Invoice	-32,350.00		-32,350.00	
Homeowner Assessments			0.00	
Annual Assessments	73,670.00	73,670.00	0.00	100.00%
Prepayment 5% Discount	-2,200.00	-1,249.98	-950.02	176.00%
<b>Total Homeowner Assessments</b>	<b>\$ 71,470.00</b>	<b>\$ 72,420.02</b>	<b>-\$ 950.02</b>	<b>98.69%</b>
Interest Income from Bank		75.00	-75.00	0.00%
Late Fees	79.52	100.00	-20.48	79.52%
Transfer/Escrow Fees	750.00	499.98	250.02	150.01%
<b>Total Income</b>	<b>\$ 39,959.52</b>	<b>\$ 73,095.00</b>	<b>-\$ 33,135.48</b>	<b>54.67%</b>
<b>Gross Profit</b>	<b>\$ 39,959.52</b>	<b>\$ 73,095.00</b>	<b>-\$ 33,135.48</b>	<b>54.67%</b>
<b>Expenses</b>				
Cost of Services			0.00	
Contracted Landscape Services	16,175.00	40,000.00	-23,825.00	40.44%
Extra Services & Supplies		300.00	-300.00	0.00%
Fertilize/Weed Abatement/Mulch	285.00	1,000.00	-715.00	28.50%
Flowers/Plants/Trees		3,000.00	-3,000.00	0.00%
Reimbursement for Landscaping		1,200.00	-1,200.00	0.00%
Tree Services	305.00	8,000.00	-7,695.00	3.81%
<b>Total Extra Services &amp; Supplies</b>	<b>\$ 590.00</b>	<b>\$ 13,500.00</b>	<b>-\$ 12,910.00</b>	<b>4.37%</b>
Sprinklers & Walls			0.00	
Sprinkler Maintenance	645.00	2,250.00	-1,605.00	28.67%
Wall Maintenance	2,940.00	6,000.00	-3,060.00	49.00%
<b>Total Sprinklers &amp; Walls</b>	<b>\$ 3,585.00</b>	<b>\$ 8,250.00</b>	<b>-\$ 4,665.00</b>	<b>43.45%</b>
<b>Total Cost of Services</b>	<b>\$ 20,350.00</b>	<b>\$ 61,750.00</b>	<b>-\$ 41,400.00</b>	<b>32.96%</b>
General /Administrative Expense			0.00	
Bank Charges			0.00	
Bank Service Charge	0.00		0.00	
<b>Total Bank Charges</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
Insurance	3,403.00	4,500.00	-1,097.00	75.62%
Mail Box Annual Rental		200.00	-200.00	0.00%
Miscellaneous Expense	87.71	49.98	37.73	175.49%
Office Expense			0.00	
Office Supplies		100.00	-100.00	0.00%
Postage and Delivery	197.25	75.00	122.25	263.00%
Printing and Reproduction	120.28	100.02	20.26	120.26%
QuickBooks	970.00	499.98	470.02	194.01%
<b>Total Office Expense</b>	<b>\$ 1,287.53</b>	<b>\$ 775.00</b>	<b>\$ 512.53</b>	<b>166.13%</b>
Taxes & Audit			0.00	
Audit/Tax Preparation	200.00	200.00	0.00	100.00%
Filing Fees		10.02	-10.02	0.00%
<b>Total Taxes &amp; Audit</b>	<b>\$ 200.00</b>	<b>\$ 210.02</b>	<b>-\$ 10.02</b>	<b>95.23%</b>
Utilities	354.06	1,000.00	-645.94	35.41%
<b>Total General /Administrative Expense</b>	<b>\$ 5,332.30</b>	<b>\$ 6,735.00</b>	<b>-\$ 1,402.70</b>	<b>79.17%</b>
Professional Fees			0.00	
Accounting	1,500.00	3,000.00	-1,500.00	50.00%
Legal Fees			0.00	
Legal Expenses--Regular		499.98	-499.98	0.00%
<b>Total Legal Fees</b>	<b>\$ 0.00</b>	<b>\$ 499.98</b>	<b>-\$ 499.98</b>	<b>0.00%</b>
Website	240.00	175.02	64.98	137.13%
<b>Total Professional Fees</b>	<b>\$ 1,740.00</b>	<b>\$ 3,675.00</b>	<b>-\$ 1,935.00</b>	<b>47.35%</b>
Uncategorized Expense	121.99		121.99	
<b>Total Expenses</b>	<b>\$ 27,544.29</b>	<b>\$ 72,160.00</b>	<b>-\$ 44,615.71</b>	<b>38.17%</b>
<b>Net Operating Income</b>	<b>\$ 12,415.23</b>	<b>\$ 935.00</b>	<b>\$ 11,480.23</b>	<b>1327.83%</b>
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Monday, Jun 17, 2024 - Cash Basis