

Chaucer Estates

Annual Meeting
30 January 2023



Agenda

- ▶ Housekeeping
- ▶ Welcome to New Homeowners
- ▶ Vote on Board Members
- ▶ Financial Review
 - ▶ Collections
- ▶ Landscaping
- ▶ Brick Wall 5-Year Plan
- ▶ ARC Updates
- ▶ Useful Links
- ▶ Any Other Business



Meeting Housekeeping

- ▶ After signing onto the Zoom meeting:
 - ▶ Enter your Home address and first and last name into the chat
 - ▶ During the presentation remain on mute
 - ▶ If you have a question or comment, please type it in the chat OR take yourself off mute and pose your question/comment.



Board Members

Slate of Officers for 2-year term (2022 - 2024)



Monica Scrivner
Treasurer

Officers 2-year term expired - Vote required



Theodore Randall
President



Div Shah
Vice President
Landscaping & Pond



Vani Venkatachalam
Secretary



Financial Review

	<u>YE 2021</u>	<u>YE 2022</u>	<u>Budget 2023</u>	<u>Forecast 2024</u>
Beg Bank Bal	\$13,762	\$8,522	\$30,849	\$14,324
Receipts	\$47,251	\$48,534	\$58,750	\$58,750
Recovered HOA Dues	\$5,353	\$19,018	\$0	\$0
Operating Expense	-\$32,734	-\$36,303	-\$35,275	-\$37,525
Legal Fees	-\$2,775	-\$8,322	\$0	\$0
Projects	-\$22,335	-\$600	-\$40,000	-\$31,000
End Bank Bal	\$8,522	\$30,849	\$14,324	\$4,549

** See Appendix for detail 2022 financial report.*



Legal Fees

	<u>YE 2021</u>	<u>YE 2022</u>	<u>Total</u>
Legal Fees			
Recovered HOA Dues	\$5,353	\$19,018	\$24,371
Legal Fees	<u>-\$2,775</u>	<u>-\$8,322</u>	<u>-\$11,097</u>
Net Collected	<u>\$2,578</u>	<u>\$10,696</u>	<u>\$13,274</u>

Collections included legal fees & interest

In 2021, the HOA had seven homes with outstanding dues balance of one year or greater.

All accounts have been collected as of 1/30/23.

Outstanding accounts as of 4/15/23 will be sent to the law firm of Cagle & Pugh LLP, LTD to start collection proceedings.



Projects

	<u>YE 2021</u>	<u>YE 2022</u>	<u>Budget 2023</u>	<u>Forecast 2024</u>
Projects				
Brick Wall	\$22,335	\$600	\$30,000	\$30,000
Landscaping	<u>\$0</u>	<u>\$0</u>	<u>\$10,000</u>	<u>\$1,000</u>
Total Projects	<u>\$22,335</u>	<u>\$600</u>	<u>\$40,000</u>	<u>\$31,000</u>

Projects

Brick Wall

Approx. 28 panel needs to be replaced

11 panels per year plus column repairs = \$30,000

Replace approx. 22 panels plus column repairs in 2023 & 2024

Landscaping

\$10,000 planned for 2023 includes:

Install sod on Hartz to replace bushes that were lost in 2021 freeze

Install plants at Park Valley entrance

Remove & replace plants on Sandy Lake

Rod iron along Hartz

Tree trimming as needed

Brick Wall 2021 Inventory

	Original 1990	2012 Rebuilt/Patched	2018 Rebuilt	Total # of Panels
#panels	59	34	16	109
Bad	5	1 (patched)	--	6
Poor	21	2 (patched)	--	23
Average	15	1 (patched)	--	16
Good	18	30	16	64
Bad Columns	4	--	--	4



Panels - Sandy Lake to Chaucer

Before



After

(note tree also removed)



Landscaping

- ▶ Olsen landscaping and Magnolia continuing with landscaping and pond maintenance.
- ▶ We reviewed options/cost twice in 2022 to see most cost effective way we can make improvements along Hartz and other areas where we removed plants and/or needs clean up
- ▶ Funds set aside in 2023 budget as discussed earlier
- ▶ Fountain Repair
 - ▶ Replacement of motor
 - ▶ Cost was ~\$4,667, 3 yr warranty

Estimate			
Description	Qty	Rate	Total
Power Unit, Repl. SHP 208-242V 1PH w/Chime, w/Impeller - 3 year factory warranty	1.00	3,160.00	3,160.00
ALC Extension, 72", 104 Cable	1.00	164.21	164.21
Screen Assembly, Large Intake, 1-SHP Masters Series - 50% discount - reconditioned	1.00	434.00	434.00
Freight - power unit only	1.00	129.00	129.00
Labor	1.00	425.00	425.00
State Sales Tax		8.25%	355.76
CUSTOMER MESSAGE			Estimate Total: \$4,667.97



Architectural Review Committee 2022 Activity

- ▶ 5 homeowner requests to ARC
 - ▶ New fence (2)
 - ▶ Landscaping (2)
 - ▶ Roof (1)
- ▶ Compliance Issues
 - ▶ Landscaping issues (2) - all resolved by homeowners
- ▶ Currently no open or pending requests or issues



Covenants Conditions & Restrictions Compliance Reminders

The CEHOA Covenants, Conditions & Restrictions were provided at the time of your house purchase.

A copy of the CCRs can be found on the website at:

<https://www.chaucerestatescoppell.com/covenants/>

- ▶ Article 1 - Construction & Improvements and Use of Lots
- ▶ Article 2 - Architectural Control
- ▶ Article 3 - Special Fencing, Landscaping & Maintenance
- ▶ Article 7 - General Provisions



Covenants Conditions & Restrictions Compliance Reminders

- ▶ **Article 2, Section 2.3:** No landscaping shall be undertaken and no building fence wall or other structure shall be commenced erected, maintained or altered Maintain contract with Lawn Connections...until all plans and specifications ...have been submitted to the ARC for review and approval
- ▶ Send the completed ARC form from the website to your ARC at hoaboard@chaucerestatescoppell.com. We will process your request and you will receive notification of the review determination within 7 days from receipt of the application.



Covenants Conditions & Restrictions Compliance Reminders

- ▶ **Article 1, Section 1.6, T:** No sign of any kind shall be displayed to public view on any lot except one (1) professional sign of not more than thirty-two (32) square feet, one (1) sign of not more than sixteen (16) square feet advertising the property for rent or sale, or signs used by a builder to advertise the property during the construction and sales period.
- ▶ ***[Note: Sandy Lake facing signs still need to be sized according to CCRs]***
- ▶ Send the completed ARC form from the website to your ARC at:
- ▶ hoaboard@chaucerestatescoppell.com or arc@chaucerestatescoppell.com.
- ▶ We will process your request and you will receive notification of the review determination within 7 days from receipt of the application.



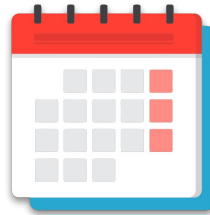
2023 Tentative Board Meetings

Mark Your Calendars

Monday, 25 April 2023 @ 7pm

Monday, 25 July 2023 @ 7pm

Monday, 24 October 2023 @ 7pm



Meeting agenda and details to be provided prior to each meeting.

Useful Links

- ▶ Coppel Rotary Club Flag Leasing - <https://portal.clubrunner.ca/1888/stories/lease-a-flag>
- ▶ Street Light Outage - <https://www.oncorstreetlight.com/>
- ▶ Sidewalk, Alley, Street, Drainage Repairs - To report a problem with a City sidewalk, street or drainage: 972-462-5150. After you report a sidewalk, you can track the repairs using the Sidewalk Replacement List at <http://www.coppelltx.gov/government/departments/streets>



Any Other Business

- ▶ Volunteers Needed
 - ▶ National Night Out
 - ▶ Pumpkin Race / Chili Cook-off
 - ▶ Annual Ladies Holiday Ornament Swap
 - ▶ Annual Christmas Party (Adults)
- ▶ Questions/Comments



Appendix - Financial Report

	YE 2022
Income	
Fee Resale Agreement	750.00
HOA Outstanding Dues Settlement	19,018.46
Homeowner Dues	47,732.96
Interest Income	50.56
Services	0.00
Total Income	\$67,551.98
Gross Profit	\$67,551.98
Expenses	
HOA Social Events	275.05
Insurance	3,803.00
Landscaping & Pond Maintenance	21,741.73
Legal & Professional Services	8,321.99
Major Project - Brick Wall	600.00
Miscellaneous	897.26
Office Supplies & Software	479.70
Postage	19.45
Taxes & Licenses	524.26
Utilities - Electricity	4,783.30
Utilities - Water	3,195.27
Website	383.38
Total Expenses	\$45,024.39
Net Operating Income	\$22,527.59
Other Expenses	
Rotary Club Flag Program	200.00
Total Other Expenses	\$ 200.00
Net Other Income	-\$ 200.00
Net Income	\$22,327.59



Chaucer Estates
HOMEOWNERS
ASSOCIATION