

Bryant Woods Homeowners Association

August 12, 2019 7:00 PM

Linda Fuchs – 18571 Waxwing Way

Monthly Board Meeting Agenda

- 1) Introduction of Members and Attendees
- 2) Roll call for quorum
- 3) Approval of minutes from last meeting
- 4) Attendee Comments
- 5) Action Topics
 - a) Fence Encroachment on Common Area Path
 - b) Voting & Annual Meeting
 - i) Nominations Publish: Aug 1st; 3yr term - 3, 2yr term - 1, 1yr term - 1
 - ii) Mail Ballot Aug 15th,
 - iii) Annual Meeting Thursday Sept 5th
 - c) Budget Review – FY20 Capital Projects/RR&R
 - i) Operations – needs? wants? known changes?
 - ii) Capital Plan – Path sealing \$10,000, Key System \$5,000, Bathrooms \$5,000
 - d) Short-Term Rentals – Board has interpreted the CC&Rs to prohibit non-residential business activity such as short-term rentals. Board action to formalize this practice. (see below)
- 6) Committee Reports
 - a) Social
 - b) Pool
 - c) Communications
 - d) Common Area
 - e) Architecture
- 7) Treasurer’s Report
- 8) President’s Comments
 - a) Location of next month’s meeting

ARTICLE III

RESTRICTIONS ON USE AND REQUIREMENTS FOR MAINTENANCE

Section 1. No building site on said property shall be used for any purpose other than residential purposes, except that to the extent permitted by the zoning and other regulations of the City of Lake Oswego occupants of any home may, with the written approval of the Board of Directors, give instruction in the arts and such similar activities as the Board of Directors reasonably may deem appropriate to a residential area and consistent with the character of the Bryant Woods development, provided such activities are conducted in accordance with such terms and conditions as may reasonably be imposed by the Board of Directors and further provided that such approval may be revoked if the Board of Directors finds such activity is conducted in a manner which violates such terms and conditions or which violate any other provision of these Declarations.

Bryant Woods Homeowners Association		
Balance Sheet Comparison July 31, 2019		
	As of Jul 31, 2019	As of Jul 31, 2018 (PY)
ASSETS		
101 Operating US Bank	54,328	64,011
120 Money Market US Bank	47,097	44,126
130 Cash on hand	-	15
150 Accounts Receivable	17,639	18,877
152 Undeposited Funds	199	567
153 Allowance Doubtful Accts	(1,000)	(1,000)
160 Prepaid Expense	3,906	3,892
TOTAL ASSETS	122,169	130,489
Liabilities		
200 Accounts Payable	413	2,866
Credit Cards	943	53
Total Liabilities	1,356	2,919
Equity		
305 Designated for R&R Reserve	47,106	44,106
380 Unrestricted Fund Balance	20,113	5,938
Net Income	53,594	77,527
Total Equity	120,813	127,570
TOTAL LIABILITIES AND EQUITY	122,169	130,489

Budget vs. Actuals: July 31, 2019

	Actual	Budget	Remaining
Income			
400 Revenue	128,591	131,220	2,629
Expenses			
510 Pool Operations	24,145	46,600	22,455
610 Common Area Facilities	16,733	26,650	9,917
710 Social	1,200	3,900	2,700
720 Neighborhood Trash	3,157	6,500	3,343
750 Communication	1,045	950	(95)
770 Administration	4,763	11,670	6,907
800 One-Time Projects		1,230	1,230
806 Common Area Trails '19	4,680	6,000	1,320
807 Cement Bench '19	773	770	(3)
850 Capital - Pool		5,500	5,500
858 Pool Deck/Patio '06 '19	17,055	17,500	445
860 Lighting 07, LED 19	275		(275)
863 Pool Lifeguard Chair '19	1,159	4,000	2,841
Total Expenses	74,984	131,270	56,286
Net Operating Income	53,606	(50)	(53,656)
997 Transfer to RR&R Fund		2,000	2,000
Net Income after Transfers	53,606	(2,050)	(55,656)