

Bryant Woods Homeowners Association

February 10, 2020 7:00 PM
Kathy Taylor 18753 Indian Creek Drive

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) Director's Notebook – Brandon & Helen
 - b) Inventory of Keys & Access – Brandon
 - c) Update on Fence Encroachment on Central Path – Kathy
- 6) Committee Reports
 - a) Social -Schedule Egg Hunt, Holiday – Tracy, Amy
 - b) Pool – Pool Lights fixed.
 - c) Communications – Woodsman include Financial Statements & Minutes; MailerLite
 - d) Common Area – Solicit Bids for Central Path; Schedule Common Area Tour
 - e) Architecture
- 7) Treasurer's Report – W-2 mailed
- 8) President's Comments
 - a) Location of next meeting
 - b) Anyone using: Dropbox? Web training www.bwhoa.org?
- 9) Adjournment

1. January

- a. Sec/VP: Update Directors Notebooks
- b. Social/Com: Schedule Carriage

2. February

- a. Arch: Review &/or update CC&R change forms
- b. Social/Com: Schedule Egg Hunt & publish
- c. Social/Com: Schedule Garage Sale & publish

- d. Treas: Contact CPA for review
- e. Treas: Contact CPA for 1120 tax return
- f. Treas: Update Directory/Map

3. March

- a. Pool: Begin lifeguard recruitment
- b. Pool: Arrange for repairs & maintenance
- c. Treas: Send Quarterly dues invoices (Due 4/30)

Bryant Woods Homeowners Association				Bryant Woods Homeowners Association		
Budget vs. Actuals				Balance Sheet Comparison		
January 2020				As of Jan 31		
	Actual	Budget	Remaining		2020	2019
Income				ASSETS		
400 Revenue	131,205	134,385	3,180	101 Operating US Bank	61,105	48,634
Total Income	131,205	134,385	3,180	120 Money Market US Bank	77,184	47,144
Expenses				Total Cash	138,289	95,779
510 Pool Operations	6,040	50,405	44,365	150 Accounts Receivable	61,820	67,806
610 Common Area Facilities	935	27,875	26,940	153 Allowance Doubtful Accts	(1,000)	(1,000)
710 Social		3,100	3,100	160 Prepaid Insurance	1,787	1,769
720 Neighborhood Trash	526	6,500	5,974	TOTAL ASSETS	200,897	164,354
750 Communication	363	1,400	1,037	LIABILITIES AND EQUITY		
770 Administration	1,536	11,800	10,264	Liabilities		
800 One-Time Projects		3,000	3,000	200 Accounts Payable	464	595
850 Capital - Pool		15,000	15,000	Credit Cards	612	336
900 Capital - Common Area		10,000	10,000	Total Liabilities	1,076	931
Total Expenses	9,401	129,080	119,679	Equity		
Net Operating Income	121,805	5,305	(116,500)	305 Designated for R&R Project	73,182	45,106
Transfers				306 Designated for R&R Reserve	4,000	2,000
997 Transfer to RR&R Fund		2,000	2,000	380 Unrestricted Fund Balance	835	18,600
998 Transfer to RR&R Project		2,000	2,000	Net Income	121,805	97,716
Total Transfers	-	4,000	4,000	Total Equity	199,821	163,422
Net Income after Transfers	121,805	1,305	(120,500)	TOTAL LIABILITIES AND EQUITY	200,897	164,354
Tuesday, Feb 04, 2020 03:24:30 PM GMT-8 - Accrual Basis				Tuesday, Feb 04, 2020 03:29:07 PM GMT-8 - Accrual Basis		