

Minutes February 10, 2020 Board Meeting

A quorum was not present. Member attending were Kathy Taylor, Brandon Jones, David Rohrer and Kevin Schilperoot.

Attendee Comments. Dave Bauer presented a list of suggestion for neighborhood activities such as golf outings, book clubs, softball games, seeking discounts for group purchasing (bark-dust, foundation work), etc. The Board members agreed that building community comradery would be beneficial. Brandon, David and Kevin will brainstorm Dave's suggestions.

Approval of Minutes. No action was taken on prior months minutes due to lack of quorum; postponed until next month

Director's Notebook. Substantially all of the information in the Directors Notebooks is available on www.BWHOA.org. Brandon and Kathy will collaborate to move any remaining items to that website; only lists of neighborhood contact information will be excluded because several homeowners request their information not be published.

Keys and Access. Brand will install keyless locks on all secure locations to eliminate keys.

Fence Encroachment on Central Path. A letter with fine notification was sent to homeowner.

Social. Egg Hunt will be on Saturday April 11th. Holiday Party will tentatively be December 13th contingent on availability; Social committee will contact Chafin Carriage.

Pool: Pool Lights have been repaired.

Communications. January Woodsman was delivered via MailerLite

Common Area. Bids will be for Central Path inspection and sealing.

Architecture.

Treasurer. CPA engaged for 2019 financial review and tax preparation. 100% prior year dues paid in full; 2020 dues collection better than prior years.

Location of next meeting. Brandon Jones 4860 Centerwood. March 9 @ 7:00 PM.

Adjournment at 9:00 PM

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		