

VISTA OAKS OWNERS ASSOCIATION 2010 ANNUAL MEETING



Meeting Agenda



- Call to Order – Board Member Introduction
- Establishment of Quorum
- Review/Approval of 2009 Meeting Minutes
- Election of Directors
 - Ballot Review
 - Nominations from Floor
- State of The Association
- Election Results
- Adjournment

- *Q & A session*

Board Member Election



There are 4 board member seats open

Walter Soltillo

Ed Medford

Deirdre Goggins

Floor Nominations?

What do my Assessments Pay for?



- Common Area Landscaping & Irrigation
- Amenity Center Repairs & Maintenance
 - ▣ Cleaning, playground, pavilion, electrical, basketball court, etc.
- Common area Electricity & Water
- Association Insurance & Taxes
- Pool Management, Lifeguards and Maintenance
- Preparation and collection of annual assessments
- Association Management
- Capital Reserves

Balance Sheet 12-31-09



Cash	\$129,282	
Current Assets	\$40,099	
Fixed Assets	<u>\$30,307</u>	
Total Assets		<u>\$199,689</u>
Liabilities	\$61,179	
Equity	<u>\$138,510</u>	
Total Liabilities & Equity		<u>\$199,689</u>

2009 Reserve Fund Balance

January 2009 Balance		\$ 60,686.72
2009 Transfer from Oper.		\$ 6,911.00
2009 Reserve Interest		\$ 156.09
2009 Reserve Expenses		\$ -
2010 Beginning Balance		\$ 67,753.81
2010 Projected Transfer		\$ 54,400.00
2010 Ending Balance	<i>estimate</i>	\$ 122,153.81
<i>*Anticipated Reserve Fund requirement per Reserve Study</i>		<i>\$ 115,643.00</i>
<i>*= does not include fence/wall</i>		

2010 Budget - Summary

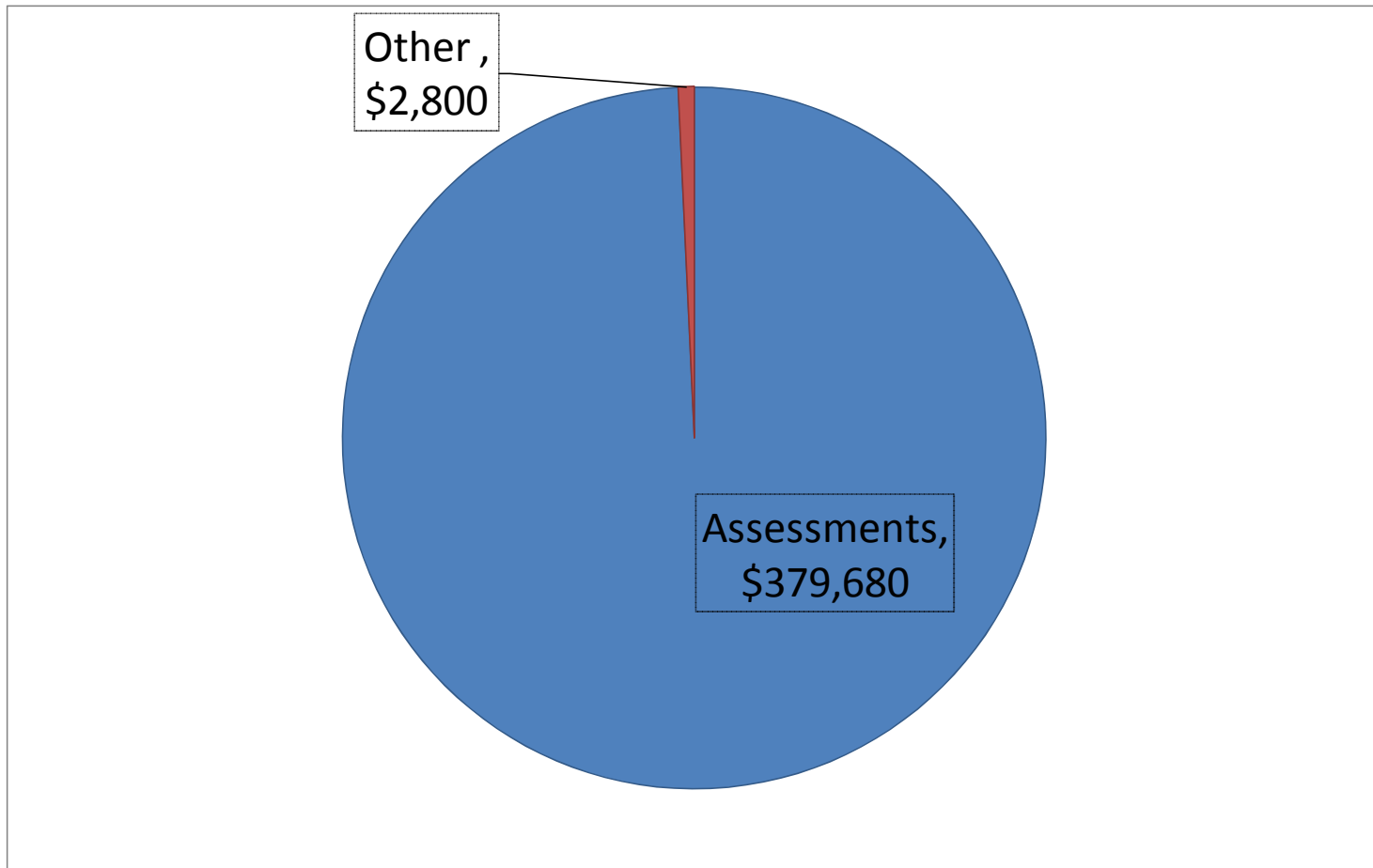
Income **\$382,480**

(assessments, interest, late fees, etc.)

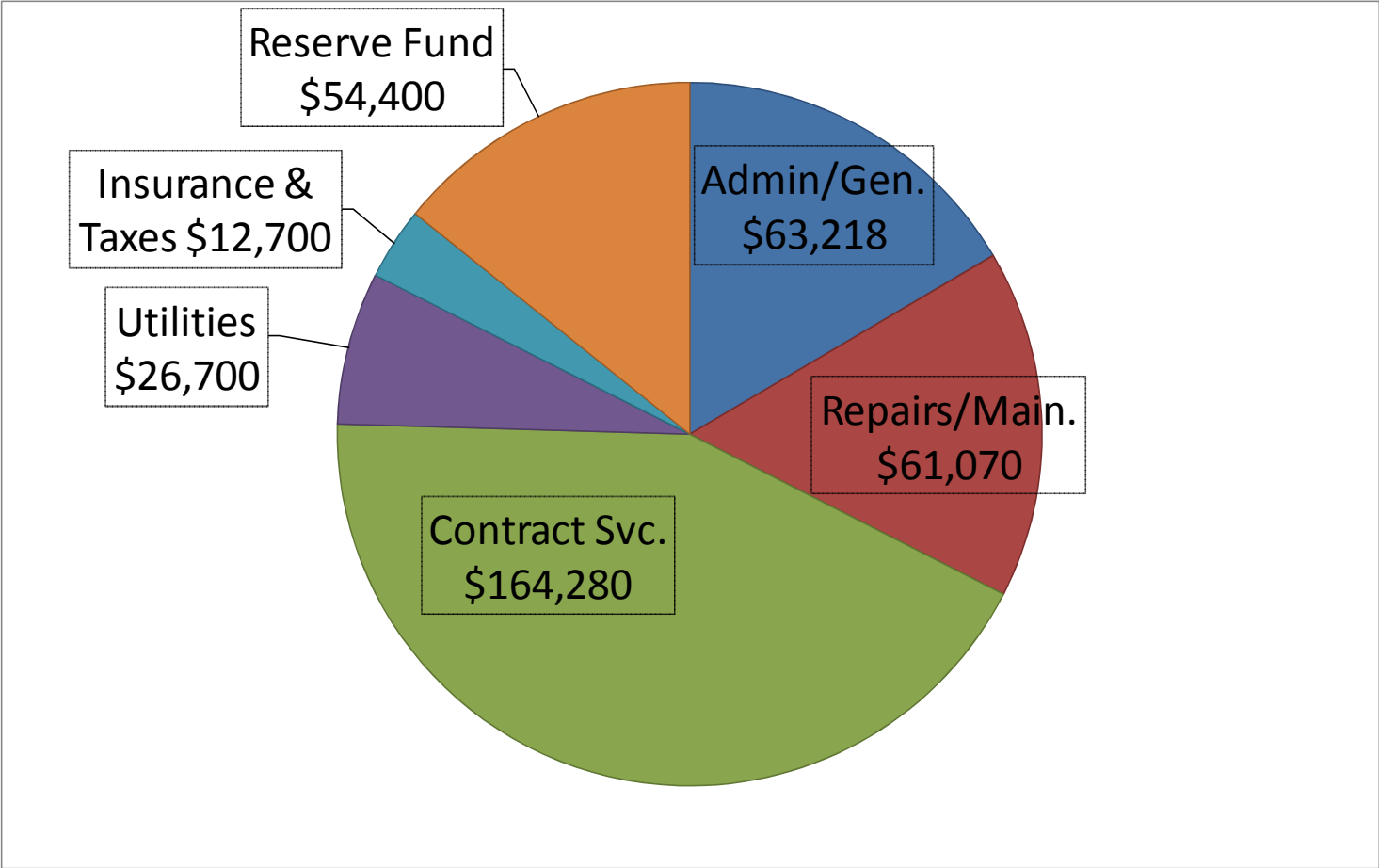
Expenses **\$382,368**

- **Administrative/General** **\$63,218**
(Audit, Legal, Printing, Postage, website, etc.)
- **Repairs & Maintenance** **\$61,070**
(Amenity Center Repairs, Janitorial & Trash, etc.)
- **Contract Services** **\$164,280**
(Landscape, Lifeguards, Mgmt., Pool, etc.)
- **Utilities** **\$26,700**
- **Insurance & Taxes** **\$12,700**
- **Reserve Funds** **\$54,400**

2010 Budget - Income



2010 Budget - Expenses



HOA Management Accomplishments



- New property management on-board and fully integrated
- Budget is simplified, accurate and reflects future obligations
- Clear specifications and multiple bidders
- Increased outsourcing to add value and accountability
 - ▣ Amenity center manager
 - ▣ Amenity center restrooms
 - ▣ Waterfall maintenance
 - ▣ Newsletter printing/distribution
- Cost-shifting of Sheriffs patrol to MUD

2010 Goals



- ❑ Upgrading surveillance camera system
- ❑ Repairs to well pump house
- ❑ Renovation of Community Center Bathrooms
- ❑ New Pool Furniture
- ❑ Possible addition of several trees along 1431 frontage
- ❑ Entertaining bids for landscape contract
- ❑ Installation of xeriscaping near mailboxes

Facility Improvements/Plans



- ❑ Improvements to Picnic Areas (trash cans, landscaping)
- ❑ Installation of several trees and shrubs throughout community
- ❑ Installation of new tile at the Community Center
- ❑ Repairs to pool expansion joints, drains & pump room
- ❑ Hired new pool & lifeguard contractor
- ❑ Community coalition to voice concerns to Commissioner Covey regarding 1431 traffic plans

How Can You Get Involved?



Resident Committees are a great way to get involved.

Social Committee

Pool Committee

Directory Committee

Landscape Committee

Please contact SMS if you are interested in volunteering!!

Communication



The Southwest Management Services office is here to assist with homeowner association matters.

1. Phone: 512-266-6771
2. Email: manager@southwestmanagement.net
3. Written Correspondence
P.O. Box 342585
Austin, Texas 78734
4. Community Website: www.vistaoaks.org