

2010 ANNUAL MEETING

BRISAGE

March 6, 2010

6 p.m.

Pan-Asia

Agenda

- ▣ Roll Call and certification of proxies
- ▣ Proof of notice of meeting or waiver
- ▣ Reading and approval of Minutes of 2009 Annual Meeting
- ▣ President's Report
- ▣ Treasurer's Report
- ▣ Reports of Committees
- ▣ Unfinished business
- ▣ New business
- ▣ Appointment of inspectors of election
- ▣ Election of officers and directors
- ▣ Adjournment

2009 Successes

- ▣ Gates completed, working
- ▣ Expanded Board of Directors to seven
- ▣ Made Officers also Directors
- ▣ Settled outstanding litigation
- ▣ A policy on assessment collections adopted
- ▣ Brisage.com website established
- ▣ Video surveillance added at gates

Our Savings Account

Balance Sheet December 31, 2009

Assets

Current Assets

Cash

\$ 27,599.92

Total Current Assets:

\$ 27,599.92

Liabilities & Equity

Equity

Beginning Fund Balance 1-1-08

\$ 29,726.86

Net Revenue for 2009 Year

(2,126.94)

Total Equity:

\$ 27,599.92

Outstanding Assessments:

Beasley

1,066.66

2009 was a good year

Revenues and Expenses January 1 - December 31, 2009

| Revenues | Actual | |
|---------------------------|-----------------------|-------------|
| Assessments | \$ 27,487.75 | |
| Gate Assessments | 3,100.95 | |
| Interest | 1,063.75 | |
| Reimbursement of Expenses | 951.64 | |
| Total Revenue | \$ 32,604.09 | |
| | | |
| Expenses | | |
| Gates | \$ 13,225.15 | 38% |
| Landscaping | 11,775.67 | 34% |
| Utilities | 753.74 | 2% |
| Property Taxes | 1,175.76 | 3% |
| Insurance | 1,767.00 | 5% |
| Legal | 2,841.64 | 8% |
| Filing Fees | 151.00 | 0% |
| Dues | - | 0% |
| PO Box Rent | 28.00 | 0% |
| Postage | 324.54 | 1% |
| Repairs | 555.47 | 2% |
| Supplies | 1,113.64 | 3% |
| Internet Fees | 714.99 | 2% |
| Miscellaneous | 304.43 | 1% |
| Total Expenses | \$ 34,731.03 | 100% |
| Net Revenue | \$ (2,126.94)* | |

* Includes a final gate payment of \$9,551.43, which was covered by gate assessments collected in prior years. Without the final gate payment, year 2009 had a positive net revenue of \$7,424.59.

Gates: An Excellent Investment

Brisage Gates Revenues and Costs

Gate Revenue:

| | |
|------|----------------------------|
| 2008 | \$ 27,781.55 |
| 2009 | 3,100.95 |
| 2010 | 1,176.00 |
| | <u><u>\$ 32,058.50</u></u> |

Gate Expense:

| | |
|------|----------------------------|
| 2008 | \$ 19,203.14 |
| 2009 | 13,225.15 |
| | <u><u>\$ 32,428.29</u></u> |

Net Income

\$ (369.79)

2008 Expenses Include:

| | |
|---------------------------------|-------------------------|
| 2 installments on cost of gate | 19,103.06 |
| brochures for city presentation | 100.08 |
| | <u><u>19,203.14</u></u> |

2009 Expenses include:

| | |
|-----------------------------------|-------------------------|
| final installment on cost of gate | 9,551.53 |
| lights | 1,493.30 |
| contract for maintenace | 1,021.85 |
| video camera & monitoring | 1,158.47 |
| | <u><u>13,225.15</u></u> |

Gates add 10-15% in value to each home.

A study by National Association of Homebuilders

2010: Another Good Year

Budget Plan for 2010

| | | |
|-----------------------|----------------------------|---------------|
| Revenue | | |
| Assessments | \$ 25,650.00 | 95.6% |
| Gate Assessments | 1,176.00 | 4.4% |
| Total Revenue | <u>\$ 26,826.00</u> | 100.0% |
| Expenses | | |
| Utilities | \$ 721.00 | 2.8% |
| Landscaping | 12,128.94 | 47.9% |
| PO Box Rent | 28.00 | 0.1% |
| Postage | 334.28 | 1.3% |
| Property Taxes | 1,144.80 | 4.5% |
| Insurance | 1,820.01 | 7.2% |
| Legal | 1,500.00 | 5.9% |
| Dues | 50.00 | 0.2% |
| Filing Fees | 154.78 | 0.6% |
| Repairs | 572.13 | 2.3% |
| Supplies | 1,147.05 | 4.5% |
| Miscellaneous: | 500.00 | 2.0% |
| Web Site | 875.00 | 3.5% |
| Annual Meeting | 2,400.00 | 9.5% |
| Gates | 1,965.95 | 7.8% |
| Total Expenses | <u>\$ 25,341.94</u> | 100.0% |
| Net Revenue | \$ 1,484.06 | |

2010 Board Agenda

- ▣ Long-Range Development Plan
- ▣ A policy on landscape maintenance
- ▣ A Brisage Blow-Out picnic on front lawn
 - Memorial Day, Fourth of July, Labor Day?
 - Ice Cream for a year?
 - Event Chair?
- ▣ Brisage Brigade days are coming

Long-Range Development Plan

- ✓ **Homeowner Survey of Desires**
 - Pedestrian/Bike Gate (required)
 - Exercise Walkways around lake
 - Picnic Pavilion/Shelter
 - Small Fishing Pier
 - Clubhouse
 - Swimming Pool
- ✓ **Retain Landscape Architect**
- ✓ **Develop Area Layout Plan with costs**
- ✓ **Hold Neighborhood Consultation (meeting/online)**
- ✓ **Submit Plan to Neighborhood for Comment**
- ✓ **Board Action on Long-Term Plan**
- ✓ **Take Bids on First Phase**
- ✓ **Let Contract on First Phase**

Election of Officers

- ▣ Report of Nominating Chair
- ▣ Additional nominations from the floor
- ▣ The Election

