

Brisage Homeowners Association 2012 Annual Meeting

Welcome!

BRISAGE



Agenda

- ✓ Roll Call and Certification of Proxies
- ✓ Approval of Minutes, 2011 Annual Meeting
- ✓ President's Report
- ✓ Report of Landscape Committee
- ✓ New Business
- ✓ Appointment of Inspectors for Election
- ✓ Election of Officers and Directors
- ✓ Adjournment



2011 Successes

- ✓ Home values rebound to 2007 high
- ✓ New video camera gets auto licenses at exit
- ✓ Two large trees downed by storm cleaned up
- ✓ Benches added around lake
- ✓ New perennial flowers added at entrance
- ✓ Expenses held in check
- ✓ No increase in assessments for 2012



2011 Revenue & Expenses

Revenue

Assessments	\$	26,652.50	
Gate Assessments		350.00	
Interest		243.61	
Reimbursement of Expenses		70.00	
Total Revenue	\$	27,316.11	

Expenses

Utilities	\$	781.32	3%
Landscaping		11,667.76	49%
PO Box Rent		30.00	0%
Postage		42.24	0%
Property Taxes		-	0%
Insurance		1,425.00	6%
Legal		2,260.00	10%
Dues		100.00	0%
Filing Fees		13.39	0%
Repairs		224.71	1%
Supplies		309.82	1%
Miscellaneous:		-	0%
Web Site		874.99	4%
Annual Meeting		2,973.78	13%
Gates		3,061.85	13%
Total Expenses	\$	23,764.86	100%

Net Income: **\$ 3,551.25**

Fund Balance on 12-31-11: **\$ 29,357.71**



2012 Budget

REVENUE	<u><u>\$25,650</u></u>	
Utilities	800	3%
Landscaping	13,000	51%
PO Box Rent	30	0%
Postage	200	1%
Property Taxes	30	0%
Insurance	1,500	6%
Legal	1,000	4%
Dues	100	0%
Filing Fees	200	1%
Repairs	1,290	5%
Supplies	500	2%
Miscellaneous:	500	2%
Web Site	1,000	4%
Annual Meeting	3,000	12%
Gates	2,500	10%
EXPENSES	<u><u>\$25,650</u></u>	100%
NET REVENUE	<u><u>\$0</u></u>	



Outside Brisage





Board Agenda for 2012

- ✓ Enforce covenants with fair, even hand
- ✓ Neighborhood Survey on capital projects
- ✓ Long-range Development Plan
- ✓ Safe Routes to School Upgrades
- ✓ Brisage Brigade – Spring Cleanup Saturday
- ✓ Brisage Blow-Out, a Labor Day picnic
 - Ice cream for a year?

B Capital Improvements 2012

- ✓ Neighborhood Pool
- ✓ Picnic Pavilion/Cabana
- ✓ Playground
- ✓ Walk Paths




Charlestowne Pool

- ✓ Developer set aside \$125,000, spent \$104,000 on cabana, landscaping
- ✓ Pool (18x36 to 20x50') \$63,000
 - \$21,000 from developer
 - Special assessment: \$42,000 (\$700 from 60 homeowners in two payments)
- ✓ \$167,000 pool, cabana project
- ✓ Debt free



Charlestown Pool O&M

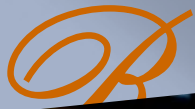


Added items	Cost
Bathroom, pool cleaning, 2/week	\$100/week/6 mos
Association management fee w/keycard entry to pool	\$550/month
Pool insurance, all perils & GL	\$850/year
O&M assessment: \$225 to \$277/semi-annually	



St. Ives Pool

- ✓ No help from developer
 - ✓ Total project cost: \$300,000
 - Bought vacant lot: \$55,000
 - Pool: \$245,000
 - ✓ 5-Year balloon note at 6%
 - ✓ Plan to do 15-year loan in 2016
 - ✓ No special assessment on 140 homes
 - ✓ O&M assessment: \$300 to \$400/SA
 - ✓ Key entry: May switch to keycards
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- The background of the slide is a photograph of a swimming pool at dusk. The pool is illuminated with blue lights, and the sky is a deep blue. There are lounge chairs and a gazebo-like structure around the pool. The pool is surrounded by a concrete deck and some trees in the background.



Wright's Mill Pool

- ✓ Picnic Pavilion built by developer
- ✓ Resort Pool: \$500,000 (3,000 sq feet)
- ✓ Saltwater system: Reduced maintenance
- ✓ Fob entry: Disabled for delinquents
- ✓ Resident cleans pool, bathrooms (\$500/mo)
- ✓ \$250 special assessment: \$50,000
- ✓ Loan: \$450,000 at 7% for 15 years
- ✓ Raised O&M assessment from \$205 to \$380/SA for 208 homes

B

Picnic Pavilion, Playground

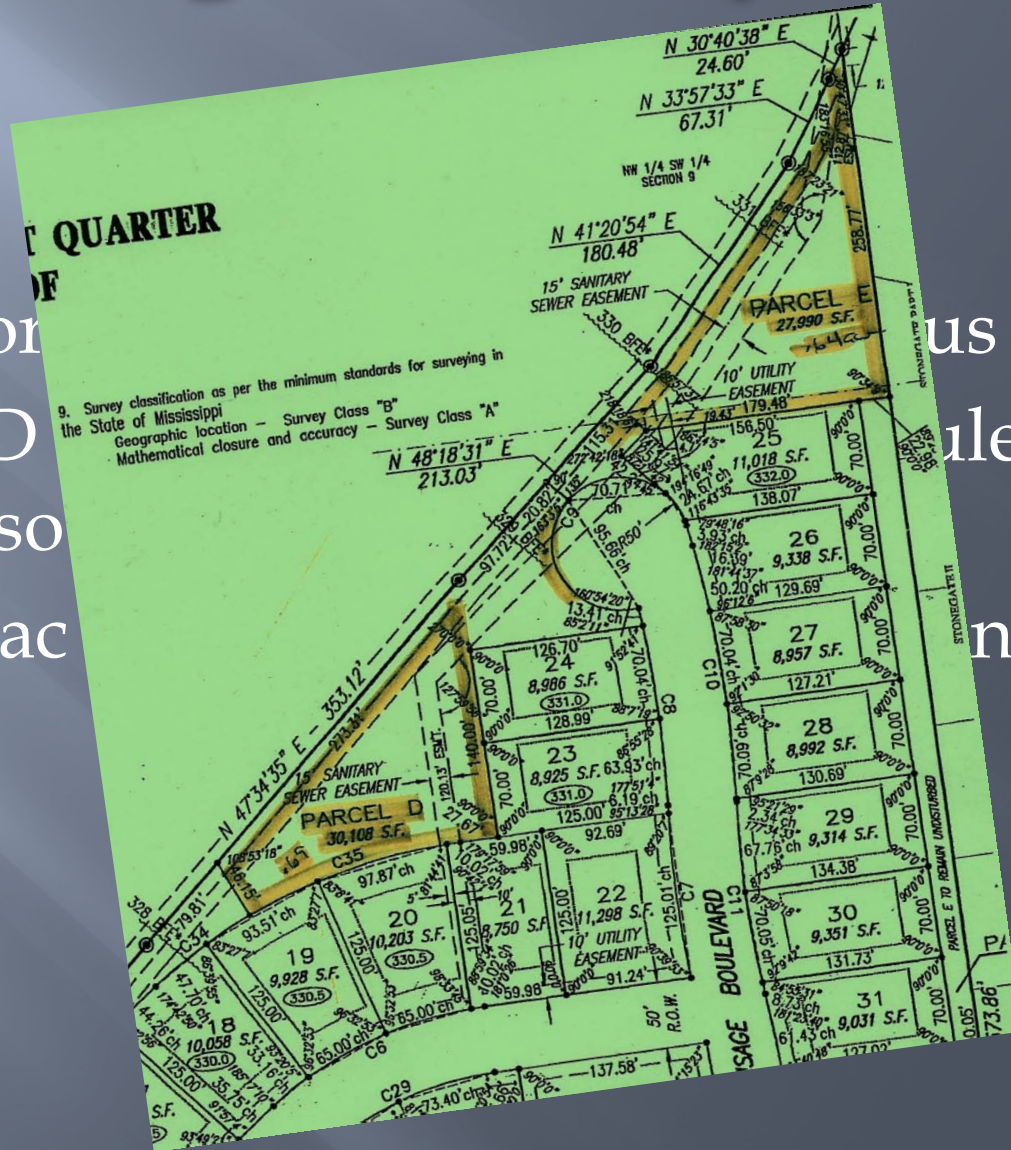


- ✓ Charlestowne pavilion: \$105,000
- ✓ Wright's Mill playground: Built by developer



Brisage Has Options

- ✓ Small portion
- ✓ Parcels D and E could also
- ✓ Cul de sac



thus option
Boulevard
ing spaces



Brisage Assumptions

- ✓ Capital project: Charlestown size (20x50) pool
 - \$200,000: Mid-way between Charlestowne's \$167,000 and St. Ives' \$250,000
- ✓ 15-year loan at 7% interest (maybe 6%)
- ✓ Special assessment, one-time, payable in two semi-annual payments could reduce O&M assessment
- ✓ You have a range of choices
- ✓ Choosing an improvement (pool, pavilion, etc.) and low/no Special Assessment/O&M increase is not doable



What's Your Advice?

- ✓ Board guided by your advice
- ✓ If majority has little interest, the Board will not pursue that improvement
- ✓ If significant interest - and willingness to fund, the Board will develop specific plans
- ✓ Detailed plans would be presented for your decision in future
- ✓ Two-thirds majority (38 of 57) needed for approval



My Advice to the Board of Directors
Annual Meeting, March 13, 2012

Neighborhood Pool on Front Lawn
(1 = No, not interested; 9 = Yes, do it tomorrow.)

Neighborhood Pool on Front Lawn

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I am willing to make a one-time contribution in this range:

\$0	\$500	\$750	\$1,000	\$1,250	\$1,500	\$1,750	\$2,000	\$2,500
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I am willing to pay a semi-annual assessment in this range:

\$374	\$360	\$347	\$333	\$320	\$306	\$280	\$225
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For validation purposes, my house number is _____



How Brisage Compares

HOA Assessments (O&M semi-annual)	
Hoy Farms	\$500
Lake Caroline	\$475
Reunion	\$450
St. Ives	\$400
Wright's Mill	\$380
Charlestowne	\$277
Calumet	\$240
Northbay	\$235
Brisage	\$225

▲ \$374
\$360



Landscape Committee

- ✓ Melissa and Mark McKee, Co-Chairs
- ✓ Walter Fountain of 129 Drive
- ✓ Charlotte and Frank Scott of 249 Blvd
- ✓ Lamar Warnock of 262 Blvd
- ✓ Suzanne and Carl Lien of 273 Blvd
- ✓ Julie Jung of 316 Blvd
- ✓ Need 2-3 More. Call or email Melissa

B

Need Help Mowing Your Lawn?

- ✓ Call Scotty, (601) 826-0536
- ✓ He's our Scotty's Lawn and Landscaping LLC
- ✓ In Brisage neighborhood regularly
- ✓ Has agreed to mow, edge and blow any yard for \$35 in 2012





Election of 2012 Officers and Directors

- ✓ Report of Nominating Committee
- ✓ Additional nominations from the floor
- ✓ The Election