

Eastcliffe HOA Minutes

Meeting called to order at 10:05 am

Date: 11/11/23

Attendees

Minutes Approval

President Report

Vice President Report/ACCH report

Treasurer

Water Report

New Business

Old Business

Next BOD Meeting

Meeting adjourned at 11:45 am  
Board Members Attendance

Attachments

669 Deerhaven Drive

Kevin Wegener, Clyde Kendzora.

Minutes from last meeting were unanimously approved.

Monitoring the gmail account daily.

Alex helping S Kirby (Lot 10) with ACH Project filing

Alex purchased and installed updated pond sign

Kevin presented the current ACH listing

(ACH report attached)

(financial reports attached)

Alex reviewed the financial reports.

Unanimous approval of Treasurers Report.

Discussion on how best to assist Kevin with water meter letters. Requesting Sangre to send out letters  
Kevin has done this for 17 years and needs to find someone else to handle

Website-Robin to contact web builder to see what she would charge to update quarterly for us.  
Alex to check into by-law requirements for limitations of signage.

Robin presented information about the pond pavillion

Campbells to donate up to \$10,000 toward the build and installation of pavillion.

HOA will pay for purchase of picnic tables and pavillion annual maintenance.

02/17/2024 - 453 Blackfawn lane @ 10:00 am

In person-A.Campbell, Robin Rice, Kevin Schoenecker, Ellen Glover.

(as noted)

Eastcliffe Homeowners' Association Inc.

Balance Sheet

As of December 31, 2023

Accrual Basis

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
FSB Checking	5,659.92	4,138.95
FSB Savings	23,788.91	23,760.39
<b>Total Checking/Savings</b>	<u>29,448.83</u>	<u>27,899.34</u>
<b>Accounts Receivable</b>		
Accounts Receivable	60.00	0.00
<b>Total Accounts Receivable</b>	<u>60.00</u>	<u>0.00</u>
<b>Total Current Assets</b>	<u>29,508.83</u>	<u>27,899.34</u>
<b>Fixed Assets</b>		
Dry Hydrant	2,200.00	2,200.00
Land - 155 Deerhaven Dr	1,778.00	1,778.00
Pond and Barricade	1,129.40	1,129.40
<b>Total Fixed Assets</b>	<u>5,107.40</u>	<u>5,107.40</u>
<b>TOTAL ASSETS</b>	<u><b>34,616.23</b></u>	<u><b>33,006.74</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Retained Earnings	33,006.74	29,972.32
Net Income	1,609.49	3,034.42
<b>Total Equity</b>	<u>34,616.23</u>	<u>33,006.74</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>34,616.23</b></u>	<u><b>33,006.74</b></u>

**Eastcliffe Homeowners' Association Inc.**  
**Budget vs. Actual Overview**  
**January through December 2023**

Cash Basis

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Dues Income</b>	8,700.00	8,700.00	0.00
<b>Interest Income</b>	28.52	25.00	3.52
<b>Total Income</b>	<u>8,728.52</u>	<u>8,725.00</u>	<u>3.52</u>
<b>Gross Profit</b>	8,728.52	8,725.00	3.52
<b>Expense</b>			
<b>Annual Meeting Expenses</b>	206.27	200.00	6.27
<b>Bank Charges</b>	8.00		
<b>Community Events</b>	1,500.00	1,200.00	300.00
<b>Insurance Expense</b>			
<b>Directors' Insurance</b>	978.00	1,000.00	-22.00
<b>Liability Insurance</b>	1,509.00	1,600.00	-91.00
<b>Total Insurance Expense</b>	2,487.00	2,600.00	-113.00
<b>Licenses and Fees</b>	10.00	50.00	-40.00
<b>Office Supplies</b>	0.00	60.00	-60.00
<b>Postage and Delivery</b>	434.59	500.00	-65.41
<b>Professional Fees</b>			
<b>Accounting Fees</b>	961.45	1,000.00	-38.55
<b>Total Professional Fees</b>	961.45	1,000.00	-38.55
<b>Property Taxes</b>	34.48	34.00	0.48
<b>Repairs and Maintenance</b>	137.24	160.00	-22.76
<b>Water Assessment Fees</b>	260.00	260.00	0.00
<b>Website Expenses</b>	1,200.00	1,500.00	-300.00
<b>Total Expense</b>	<u>7,239.03</u>	<u>7,564.00</u>	<u>-324.97</u>
<b>Net Ordinary Income</b>	<u>1,489.49</u>	<u>1,161.00</u>	<u>328.49</u>
<b>Net Income</b>	<u><u>1,489.49</u></u>	<u><u>1,161.00</u></u>	<u><u>328.49</u></u>

**Eastcliffe Homeowners' Association Inc.**  
**Customer Balance Summary**  
As of December 31, 2023

---

	<u>Dec 31, 23</u>
Brunson	-60.00
Doc2 Living Trust	60.00
Lemoine	60.00
<b>TOTAL</b>	<b><u>60.00</u></b>

**Eastcliffe Homeowners' Association Inc.**  
**Profit & Loss by Quarter**  
 January through December 2023

	Jan - Mar 23	Apr - Jun 23	Jul - Sep 23	Oct - Dec 23	TOTAL
<b>Ordinary Income/Expense</b>					
Income					
Dues Income	6,900.00	1,740.00	0.00	60.00	8,700.00
Interest Income	7.03	7.11	7.19	7.19	28.52
<b>Total Income</b>	6,907.03	1,747.11	7.19	67.19	8,728.52
Gross Profit	6,907.03	1,747.11	7.19	67.19	8,728.52
<b>Expense</b>					
Annual Meeting Expenses	0.00	0.00	206.27	0.00	206.27
Bank Charges	0.00	8.00	0.00	0.00	8.00
Community Events	0.00	0.00	0.00	1,500.00	1,500.00
Insurance Expense	978.00	0.00	0.00	0.00	978.00
Directors' Insurance	1,509.00	0.00	0.00	0.00	1,509.00
Liability Insurance					
<b>Total Insurance Expense</b>	2,487.00	0.00	0.00	0.00	2,487.00
Licenses and Fees	10.00	0.00	0.00	0.00	10.00
Postage and Delivery	141.00	155.62	137.97	0.00	434.59
Professional Fees					
Accounting Fees	153.00	45.00	727.45	36.00	961.45
<b>Total Professional Fees</b>	153.00	45.00	727.45	36.00	961.45
Property Taxes	34.48	0.00	0.00	0.00	34.48
Repairs and Maintenance	0.00	0.00	0.00	137.24	137.24
Water Assessment Fees	260.00	0.00	0.00	0.00	260.00
Website Expenses	600.00	0.00	600.00	0.00	1,200.00
<b>Total Expense</b>	3,685.48	208.62	1,671.69	1,673.24	7,239.03
<b>Net Ordinary Income</b>	3,221.55	1,538.49	-1,664.50	-1,606.05	1,489.49
<b>Net Income</b>	3,221.55	1,538.49	-1,664.50	-1,606.05	1,489.49

## Eastcliffe Homeowners' Association Inc. Transaction Listing by Account As of December 31, 2023

Type	Date	Num	Name	Memo	Split	Paid Amount	Balance
<b>F58B Checking</b>							
Check	01/11/2023	2261	Sangre Solutions		Accounting Fees	-38.00	4,138.95
Deposit	01/23/2023			4th quarter financials	Dues Income	60.00	4,100.95
Check	01/31/2023	2262	Custer County Treasurer	Deposit	Property Taxes	-34.48	4,160.95
Check	02/01/2023	2263	Auto-Owners Insurance	Deposit	Directors' Insurance	-978.00	3,148.47
Deposit	02/08/2023				Dues Income	60.00	3,208.47
Check	02/13/2023	2264	Alink Insurance	Annual filing	Liability Insurance	-1,509.00	1,699.47
Check	02/19/2023	2265	Sangre Solutions	PO box fee	Accounting Fees	-115.00	1,584.47
Check	02/19/2023	2266	Elien Glover		Postage and Delivery	-78.00	1,506.47
Check	02/20/2023	2267	Suzanne LaRash		Postage and Delivery	-63.00	1,443.47
Deposit	02/21/2023				Dues Income	1,260.00	2,703.47
Deposit	02/23/2023				Dues Income	840.00	3,543.47
Deposit	02/27/2023				Dues Income	900.00	4,443.47
Deposit	03/02/2023				Dues Income	240.00	4,683.47
Deposit	03/06/2023				Dues Income	420.00	5,103.47
Deposit	03/08/2023				Dues Income	180.00	5,283.47
Deposit	03/09/2023				Dues Income	300.00	5,583.47
Deposit	03/13/2023				Dues Income	360.00	5,943.47
Deposit	03/16/2023				Dues Income	420.00	6,363.47
Deposit	03/20/2023				Dues Income	120.00	6,483.47
Check	03/20/2023	2268	Twin Lakes		Water Assessment Fees	-260.00	6,223.47
Check	03/21/2023				Website Expenses	-600.00	5,623.47
Deposit	03/27/2023	2269	Kal Fox Design		Dues Income	600.00	6,223.47
Deposit	03/28/2023				Dues Income	720.00	6,943.47
Check	03/29/2023				Licenses and Fees	-10.00	6,933.47
Deposit	03/31/2023	2270	Alex Campbell		Dues Income	420.00	7,353.47
Deposit	04/03/2023				Dues Income	240.00	7,593.47
Deposit	04/06/2023				Dues Income	120.00	7,713.47
Check	04/11/2023	2271	Alex Campbell		Postage and Delivery	-63.22	7,650.25
Deposit	04/14/2023				Dues Income	240.00	7,890.25
Deposit	04/17/2023				Dues Income	120.00	8,010.25
Deposit	04/18/2023				Dues Income	180.00	8,190.25
Check	04/20/2023	2272	Sangre Solutions		Accounting Fees	-45.00	8,145.25
Deposit	04/21/2023				Dues Income	60.00	8,205.25
Deposit	05/05/2023				Dues Income	240.00	8,445.25
Deposit	05/08/2023				Dues Income	240.00	8,685.25
Deposit	05/12/2023				Dues Income	240.00	8,925.25
Deposit	05/24/2023				Dues Income	60.00	9,045.25
Deposit	05/30/2023				Dues Income	60.00	9,045.25
Check	05/30/2023				Dues Income	-60.00	8,985.25
Check	05/30/2023				Check bounced	-8.00	8,977.25
Check	06/21/2023	2273	Alex Campbell		Bank Charges	-92.40	8,884.85
Check	07/01/2023	2275	Ranchers Roost		Postage and Delivery	-206.27	8,678.58
Check	07/11/2023	2290	Kal Fox Design		Website Expenses	-600.00	8,078.58
Check	07/12/2023	2291	Alex Campbell		Postage and Delivery	-69.30	8,009.28
Check	08/01/2023				Undeposited Funds	60.00	8,069.28
Deposit	08/11/2023	2276	Sangre Solutions	Deposit	Accounting Fees	-727.45	7,341.83
Check	09/07/2023	2277	Alex Campbell		Postage and Delivery	-68.67	7,273.16

Cash Basis

**Eastcliffe Homeowners' Association Inc.**  
**Transaction Listing by Account**  
 As of December 31, 2023

Type	Date	Num	Name	Memo	Split	Paid Amount	Balance	
Check	10/17/2023	2278	Alex Campbell	sign slash day	Repairs and Maintenance	-137.24	7,135.92	
Check	10/17/2023	2279	Casey Christensen		Community Events	-1,500.00	5,635.92	
Check	11/08/2023	2280	Sangre Solutions		Accounting Fees	-86.00	5,599.92	
Deposit	12/19/2023			Deposit	Undeposited Funds	60.00	5,659.92	
<b>Total FSB Checking</b>							1,520.97	5,659.92
<b>FSB Savings</b>								23,760.39
Deposit	03/31/2023			Interest	Interest Income	7.03	23,767.42	
Deposit	06/30/2023			Interest	Interest Income	7.11	23,774.53	
Deposit	09/30/2023			Interest	Interest Income	7.19	23,781.72	
Deposit	12/31/2023			Interest	Interest Income	7.19	23,788.91	
<b>Total FSB Savings</b>							28.52	23,788.91
<b>TOTAL</b>							<b>1,549.49</b>	<b>29,448.83</b>

ARCHITECTURAL COMMITTEE REPORT 4th Quarter 11/11/2023

PROJECT #	OWNER	LOT #	PROJECT	STATUS	COMMENTS
2019.6	Patterson	6	House/Garage	Open	In progress
2020.4	Murphy	133	Fence	Open	Pending
2020.8	Rill	119	House/Garage	Open	Under construction
2023.1	Campbell	63	Fence	Complete	
2023.2	Schoenecker	104	Storage Shed	Complete	
2023.3	Schoenecker	104	Horse shed/Fence	Open	In progress
2023.4	Hight	137/138	Fence	Complete	Project completed before request filed
2023.5	Hight	135	Home/Deck	Open	In progress