

The logo for Symphony Hills is an oval shape with a thin border, containing the words "Symphony Hills" in a white, elegant serif font. It is positioned in the upper center of the image, overlaid on a background of trees and a building.

Symphony
Hills

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HOMES ASSOCIATION

Annual Homeowners Meeting

Tuesday, January 13, 2015

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2015 ANNUAL MEETING

Agenda

- Approval of 2014 minutes
- Introduction of Board members
- 2014 Year in Review - Association / Neighborhood
- Financial Statements, Budget
- Clubhouse Report
- Events
- Facilities

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2015 ANNUAL MEETING

Symphony Hills Homes Association Bylaws

Article II Meetings

Section 2. Annual meeting.

An annual meeting of members shall take place not less than once each calendar year with notice given in writing to all members not less than fourteen (14) days prior. Business at this meeting shall consist of presentation of the annual budget, selection of officers, approval of minutes from the prior meeting of membership, old business and new business as introduced by the President. Each of said items are to be voted on by a quorum of members. If a quorum of members does not exist at the meeting, proxy voting of membership will take place as prescribed in section 3.

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2015 ANNUAL MEETING

Approval of minutes from the 2014 meeting of membership

Symphony Hills Homes Association
Annual Meeting
Monday, January 14, 2014
7:00pm
Symphony Hills Clubhouse

Board: Amy Cox, Eric Traczyk, Troy Fuqua, Kinsley Riggs

Management Company: Lisa Ferraro

Clubhouse Management: Kristen Johnson

The annual meeting of the Symphony Hills Homes Association was held on Tuesday, January 14, 2014, at 7:00pm, at the Symphony Hills Clubhouse. In attendance were the Board President, Vice President of Event, Finance Director, Communications Director, Management Company representative and Clubhouse Manager.

Call to Order: The meeting was called to order at 7:10pm by President, Amy Cox.

Introductions: Board Introductions were made to the residents in attendance.

Collection of Dues: Dues were collected from residents in attendance, if not already paid in full. Residents paid in full were entered into a drawing for 1 year's free dues.

PowerPoint Slides:

- 2013 Year in Review presented by Amy Cox
- 2013 Financial Information presented by Eric Traczyk
- Clubhouse highlights and improvement presented by Kristen Johnson
- 2013 Events and 2014 Preview were presented by Troy Fuqua
- 2014 HOA Forecast presented by Amy Cox
- Election of Officers:
 - Election of Eric Traczyk as President for 2014-2015
 - Election of Carl Tharet as Facilities Director for 2014-2015.

Adjournment: The meeting was adjourned at 8:05 pm.

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2015 ANNUAL MEETING

2014 Board Members

- President: Eric Traczyk
- Vice President: Troy Fuqua (part year)
- Facilities Director: Carl Tharet
- Communications Director: Kinsley Riggs
- Financial Director: John White

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2015 ANNUAL MEETING

FREE Annual Dues Drawing - \$300

FREE Clubhouse Rental - \$100

- Must be present to win
- Must be current on dues
- One winner will be drawn at the end of the meeting from all entries submitted



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2015 ANNUAL MEETING

2014 Association Year in Review

- Minor repairs to facilities
- Concrete work at clubhouse
- Pool deck was leveled using polyjacking
- Dead trees and shrubs removed
- New shrubs and trees planted
- Clubhouse improvements – paper towel dispensers, new rugs, dust mop, replaced table and chairs, chair dolly

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2015 ANNUAL MEETING

2014 Neighborhood Year in Review

- Active home sales - welcomed **23** new families to our neighborhood
- Lots of home owner improvements - many Architectural Control Committee Approvals, mostly for new paint and fences
- Crime was low - per the Olathe Police and Johnson County Sheriff Crime Maps

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2015 ANNUAL MEETING

Financial Statements – John White

- 2015 Annual Assessment
- 2014 Income Statement
- Reserve Study
- 2015 Budget

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2015 ANNUAL MEETING

2015 Annual Assessment is \$300 per home

- Amount continues to remain the same (since inception?)
- Main contributing factors for not increasing
 - Annual budgeting process emphasized controlling costs
 - Sufficient reserve fund to meet current and future obligations
- The Board appreciates nearly 100% of membership paying assessment on time
- Strong collection efforts have reduced outstanding prior year balances to almost zero

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2015 ANNUAL MEETING

2014 Results

- Revenue
 - Prior period dues collected
 - Clubhouse rental revenue up due to increased rentals
- Expenses
 - Water higher than expected
 - Significant amount of landscaping
 - Pool cover

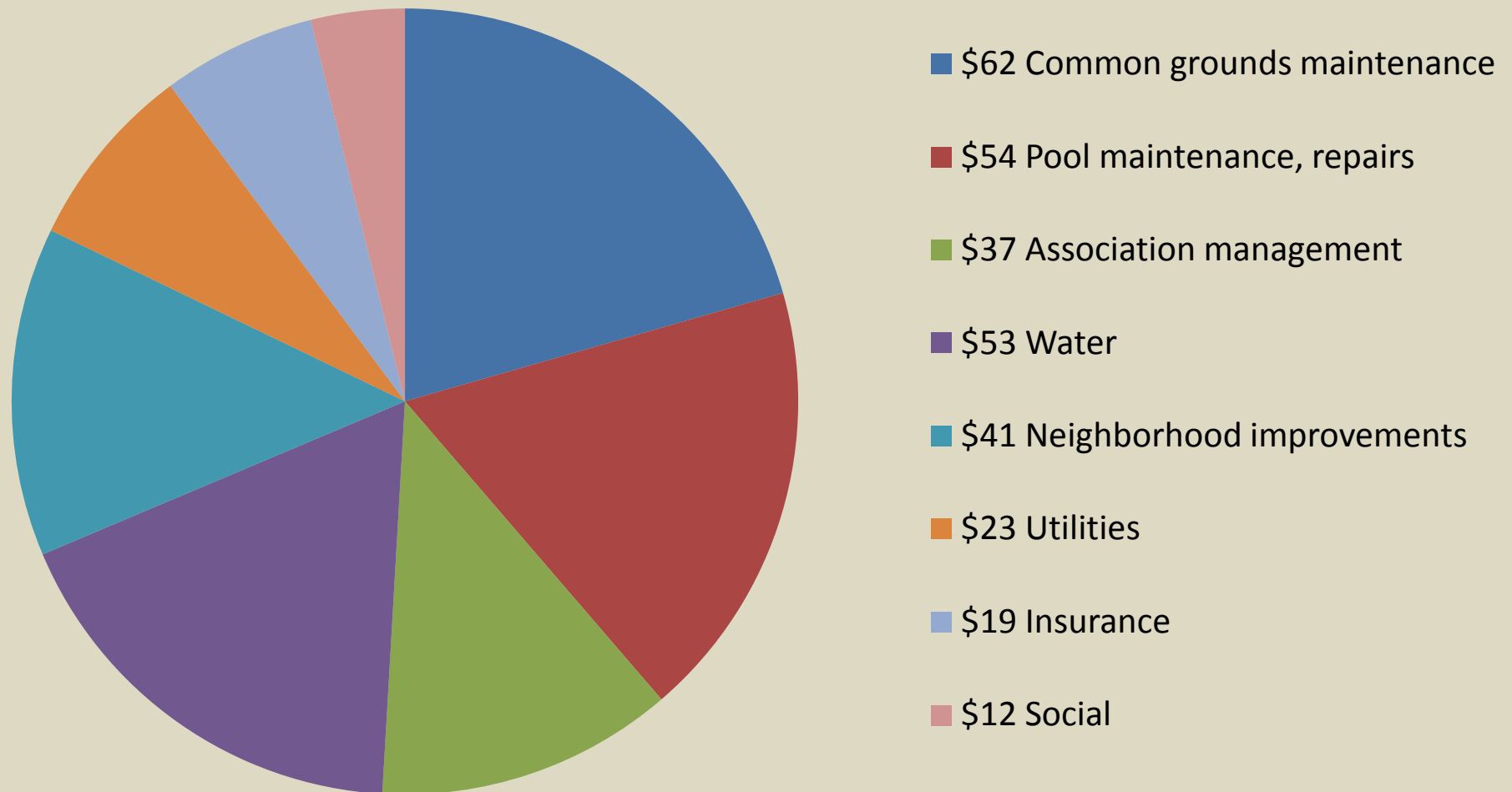
Revenue			
	Dues & fees, net	91,176	
	Clubhouse and interest	8,654	
	Total Revenue		99,830
Expense			
	Common grounds maintenance	19,230	
	Pool maintenance, repairs	22,514	
	Association management	9,600	
	Water	16,582	
	Utilities	7,165	
	Clubhouse maintenance, impr	6,264	
	Insurance	5,912	
	Social	3,609	
	Administration and fees	1,843	
	Neighborhood improvements	12,657	
	Total Expense		105,376
Reserve Fund			
	Withdrawal		(5,546)
	Excess of Revenues Over Expenses		(0)

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2015 ANNUAL MEETING

2014 Results per \$300 assessment

- Excluding clubhouse revenue and expenses and pool cover



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2015 ANNUAL MEETING

Annual Reserve Study

- A look at how much should be deposited to meet future obligations and when funds should be spent
- A study of repairs and replacements of 21 common-area components and required reserves
- The current study indicated a contribution of \$5,000 to be made in 2015
- We have adequate reserves to meet current and future needs

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2015 ANNUAL MEETING

2015 Budget

- Clubhouse budgeted to match the 2014 results
- Water decreased by 25% from 2014 actual
- Neighborhood improvements not specifically identified

Revenue			
	Dues	87,000	
	Clubhouse and Interest	8,650	
	Total Revenue		95,650
Expense			
	Common grounds maintenance	20,725	
	Pool maintenance, repairs	15,117	
	Association Management	10,080	
	Water	12,000	
	Utilities	6,900	
	Clubhouse maintenance, impr	7,925	
	Insurance	6,000	
	Social	3,800	
	Administration and fees	2,265	
	Neighborhood improvements	4,800	
	Total Expense		89,612
Reserve Fund			
	Contribution		5,000
	Excess of Revenues Over Expenses		1,038

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2015 ANNUAL MEETING

Clubhouse – Kristen Johnson

Facility highlights

- 20% Utilization rate overall, an improvement from 14% in 2013
- Rental revenue approximately \$8,500 for year, up 70% from \$5,000 in prior year
- Replaced chairs, tables, mats
- Repaired sidewalks and curbs

Pricing structure

- Monday – Thursday rental will be \$70 for residents and \$100 for non-residents
- Friday – Sunday remains the same, \$100 for residents and \$175 for non-residents



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2015 ANNUAL MEETING



Communications

- Annual meeting, monthly Board meetings
- eNewsletters
 - Sent every few weeks highlighting current neighborhood events and concerns
 - Improved design – easier to read
- symphonyhills.org website
- Facebook page continues to be used
- Newsletter mailings periodically

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2015 ANNUAL MEETING

2014 Events Review

- April - Shopping Event
- May – Neighborhood Garage Sale
- June - Summer Kick-off Party
- July - Family Fun Night & Annual Cook-Off Contest
- August - Night out against crime
- September - Extended Pool Season
- October - Block Captains' Party



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- Family Fun Night and
Cook-off Contest Photos



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***Thank you
Kinsley***

*for your service on the
Board over the last
four years*



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2015 Events



- May 29&30 - Neighborhood Garage Sale
- June 13 or 20th - Summer kick-off party
- July 25th - Symphony Hills Annual Cook-Off and neighborhood party
- August 4th - Night out against crime event
- Shopping event featuring multiple vendors
- Block parties at clubhouse
- Committee and Block Captain event

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Block Captains – *Thank you for your service*

- Greenwood – Erin Brockus
- **Gallery Street (west of pool) – Open position**
- Gallery Street (cul-de-sac) - Kristen Johnson
- **South Summit Street - Open position**
- North Summit Street – Christopher and Ellen Moore / Amy Carmen
- Symphony Drive – John and Erin Arndt
- 147th Terrace (horseshoe) – Eric Traczyk
- 148th Street (horseshoe) – Jannene Doddeema & Tony Kale
- 148th Street – Marie Fotopoulos
- 148th Terrace - Kinsley Riggs
- 149th Street - Kelsey Jones
- 149th Terrace (west)- Kevin & Sara McGill
- 149th Terrace (east)- Megan Schuster
- 150th Court East – Justina Julian
- 150th Court West – Paula Cutter Mark
- 150th Terrace East – Cal and Susan Berggren
- **150th Terrace West – open position**

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2015 ANNUAL MEETING

Facilities

- Contractors
 - Association Management:
 - Pool:
 - Common Grounds:
 - Clubhouse Management:
 - Irrigation:
 - Fountain:
 - Pest Control:
 - Website
 - Clubhouse cleaning
 - Insurance
 - Bank



Centennial (Lisa Ferraro)
Calberley (Carl Tharet)
Summit Lawn & Landscape
Kristen Johnson
Holwick Contracting LLC
Hix and Son Aquatics
Gunter Pest & Lawn
MoxieDot (Kelsey Jones)
Helping Hands
The Reilly Company
Bank Midwest

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How can I get involved?

- Attend a Board meeting
- Join a Committee
 - Social – Help plan our events, organize volunteers
 - Finance – Work on reserve study and budget
 - Architectural / Beautification – Discuss and decide on neighborhood improvement opportunities
- Read and Post on Facebook page
- Read minutes to meetings at Symphonyhills.org
- Attend neighborhood events
- Promote clubhouse rental
- Volunteer at one of our events



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2015 ANNUAL MEETING

2015-16 Board Open Position Elections

- **Vice President:**

- In the absence or disability of the president, the vice-president shall perform all the duties of the president, and when so acting shall have all the powers of and be subject to all the restrictions upon, the president. The vice-presidents shall have such other powers and perform such other duties as from time to time may be prescribed for them respectively by the management committee, president or these bylaws.

- **Communications Director:**

- Communications Director. The communications director shall keep, or cause to be kept, a book of minutes of all meetings of the management committee and members, with the time and place of holding, whether regular or special business occurred, the names of those present at management committee meetings, the number of members present or represented at members' meetings and the proceedings thereof. The communications director shall be responsible for the review of all published communications sent on behalf of the management committee to the general membership of the Association including, but not limited to, the newsletter, web site and meeting notices.
- The communications director shall keep, or cause to be kept, a membership roster, showing the names of the members and their addresses.
- The communications director shall give, or cause to be given, notice of all the meetings of the members and of the management committee required by these bylaws or by law to be given and shall have such other powers and perform such other duties as may be prescribed by the president of the association, the management committee or these bylaws.

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2015 ANNUAL MEETING

Drawing Time!



FREE Annual Dues - \$300

FREE Clubhouse Rental - \$100

The logo for Symphony Hills Homes Association is an oval shape with a light-colored border. Inside the oval, the words "Symphony Hills" are written in a white, serif font, with "Symphony" on the top line and "Hills" on the bottom line. The background of the entire slide is a photograph of a stone wall with a small waterfall, with trees and a building visible in the background.

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Thanks you for attending

Direct questions to:

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