

# 2022 Annual Meeting

The Hilltop Homeowners Association Annual meeting happened on October 22, 2022 at 10 am at our park. Board members present were:

Teresa Potter – President  
Ermelinda Sloop – Vice-President  
James Sloop – Parks and Grounds  
Laura Harper – Budget Coordinator

7 property owners showed up for the meeting.

The meeting started with the question, has everyone signed in and has an information packet. We then went on to ask if anyone was interested in being on the Board of Directors. Several homeowners asked when and where we had our monthly meetings and if it was mandatory for them to show up if they were on the Board of Directors. We let every one know that Board meeting were on the second Tuesday of each month, they are held at the Taco Cabana at 2601 Dean St., Balch Springs, TX 75180 at 7 pm. And that everyone is welcome.

We then moved on to review the report of our deposits and expenses for January through October 21, 2022. We went over our expenses line by line.

- One homeowner wondered why we pay for water and electricity. We explained that we pay water for a sprinkler system at the front entrance and the Park. At this time the sprinkler systems at the front entry is working and the one at the park is shut down but we pay a base price to keep water available at the park. We pay for electricity for the lights at our front entrance.
- We also discussed our property taxes. As in 2020 with the lot at the front entrance, we got Dallas County to re-designate the park and pond to community property so they are valued at \$100.00 each. This will reduce the property taxes on all three properties the Association owns to under \$10.00 for the year. This is from a high in 2019 of over \$4000.00.
- We discussed the cost of the storage unit that the Association rents and how the monthly cost has been doubled. Since the Association pays for a full year in advance the increase has not hit us yet. When we get closer to when payment is due, we plan to try to negotiate a better price or we will find a different storage place. One homeowner asked why we keep a storage unit. We keep a storage unit to store paperwork, keep signs and other items owned by the association that are currently not in use or only used on occasion.
- We still pay for a website and domain name. This is now required by law per changes made to the Texas Property Codes in 2021.
- We still have our lawyer go after a very few homeowners who we have been unable to get to pay.
- We also went over the improvements made this year as well as maintenance/repairs.

## **Improvements**

Added additional signs at the park/basketball court pond and lot.  
Added a security camera at the front entrance.

## **Repairs/maintenance**

New front lights (after previous were stolen)  
Repair of the sprinkler system at front entrance  
Tree trim along front wall and cleanup at pond.  
Repairs done to the surface of the basketball court

We then moved on to reviewing our proposed budget for 2022. Although our income, if everyone pays their dues, would be \$38,340.00 we usually bringing in more because of payments of back owed dues as well as the income from the billboard. Costs for utilities, lawn maintenance, insurance and postage are increasing but we do our best to keep our operating budget within anticipated income to keep a bank balance available to

cover unanticipated expenses or reductions in income. Our plans for next year are to do repairs on the drainage ditch that runs through the park, although we have been struggling to find someone to work with us. Also repair/replace the fence on Ridgeside Dr. and cleaning up behind it so that trees are not growing there. We also want to add a locked gate to the entrance to the pond as we have been receiving complaints about people driving down there late at night. How much of these projects will be done will depend on the cost. We have designated \$24,000.00 for these projects but have not started collecting bids.

There was much discussion concerning homeowners failing to maintain their home and property, keep their dogs fenced into their yard and not let them roam free and cars parked in streets that need repair or that are unregistered. As well as how to combat mischief and illegal activity in the neighborhood. Although the Board of Directors tries to address any complaints sent to us and we contact and work with the city whenever possible it requires each homeowner to contact the police, animal control or code enforcement as the Association does not have the man power or authority to combat much of these complaints. Also brought up was the brush that had been left in the park by an unknown person, 18 wheelers that have been using the development as a shortcut and that the chain link fence behind our fence at the cul-de-sac on Ridgeside that has been cut and people are using it to enter the development. The Board plans look into all of the above.

Afterward the meeting came to an end.

# Hilltop Homeowners Association Report for 2022 Annual Meeting

As of October 21, 2022

Beginning Balance			\$59,057.10	
Deposits	\$	42,261.96	\$	101,319.06
Water	\$	591.32		January - October
T-Mobile	\$	559.91		January - October
TXU	\$	368.73		January - October
Quarterly Total	\$	1,519.96	\$	99,799.10
Insurance	\$	4,932.00		Liability, Officers and Directors
Taxes	\$	3,028.78		Park, Pond & Lot
Quarterly Total	\$	7,960.78	\$	91,838.32
Lawn Service Maintenance	\$	13,789.52		Park, Pond, Lot lawn service
/Repairs	\$	4,423.68		front entry lights, sprinkler system, basketball court
Quarterly Total	\$	18,213.20	\$	73,625.12
Purchases	\$	2,709.74		signs, office supplies, security camera, front entry lights
Postage	\$	1,111.14		stamps and certified letters
Storage	\$	-		
Misc.	\$	3,029.16		refunds, Lawyer fees, Secretary of State fees, filing taxes, website, security camera, mesquito dunks
Liens / Released	\$	304.00		liens and releases, notary
Quarterly Total	\$	7,154.04	\$	66,471.08
Salary	\$	9,600.00	\$	56,871.08
				Part time Budget Personnel



# Hilltop Homeowners Association

## 2023 Annual Budget

### OPPERATING BUDGET

<b>INCOME</b>	Annual Budget	Monthly Budget	Per Unit/ Per Mo
Assessments (213 Lots)	\$ 38,340.00	\$ 3,195.00	\$ 15.00
Miscellaneous Income (Billboard 2 sides)	\$ 9,600.00	\$ 800.00	-
<b>TOTAL INCOME</b>	<b>\$ 47,940.00</b>	<b>\$ 3,995.00</b>	<b>\$ 15.00</b>

### **EXPENSES**

#### *Operating Costs*

Water	\$ 750.00	\$62.50	\$0.29
T-Mobile	\$ 690.00	\$57.50	\$0.27
TXU	\$ 500.00	\$41.67	\$0.20
Lawn Service	\$ 15,000.00	\$1,250.00	\$5.90
<i>Total Operating Costs</i>	<u>\$ 16,940.00</u>	<u>\$1,411.67</u>	<u>\$6.66</u>

#### *Fixed Costs*

Insurance	\$ 5,300.00	\$ 441.67	\$2.08
Taxes	\$ 10.00	\$ 0.83	\$0.00
<i>Fixed Costs Total</i>	<u>\$ 5,310.00</u>	<u>\$ 442.50</u>	<u>\$2.09</u>

#### *Administrative Expenses*

Purchases	\$ 2,000.00	\$166.67	\$0.79
Postage (Note 1)	\$ 1,500.00	\$125.00	\$0.59
Storage	\$ 1,100.00	\$91.67	\$0.43
Liens / Released	\$ 400.00	\$33.33	\$0.16
P/T Budget Personal Salary	\$ 11,520.00	\$960.00	\$4.53
Misc.	\$ 1,000.00	\$83.33	\$0.39
<i>Administrative Expenses Total</i>	<u>\$ 17,520.00</u>	<u>\$1,460.00</u>	<u>\$6.89</u>

<b>TOTAL EXPENSES</b>	<b>\$ 39,770.00</b>	<b>\$3,314.17</b>	<b>\$15.63</b>
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## RESERVE BUDGET

Anticipated Reserve Balance 1/1/23	\$ 58,662.03
Anticipated Reserves from 2023 operating budget	\$ 8,170.00
<u>TOTAL RESERVE INCOME - 2023</u>	<u>\$ 66,832.03</u>
<u>Estimated Reserve Expenses - (Note 2)</u>	<u>\$ 25,000.00</u>
Anticipated Reserve Balance, 12/31/2023	\$ 41,832.03

### NOTES TO OPERATING & RESERVE BUDGET EXPENSES

(Note 1) - Postage is based on stamps for monthly payment statements, Annual meeting announcement, 2 rolls extra stamps and 48 certified letters per year.

(Note 2) - Anticipated upcoming repairs, maintenance and services: gate for pond entrance, drainage ditch repair, fence replacement, picnic table and bench repair and Lawyers fees for collection services.