

2023 Annual Meeting

The Hilltop Homeowners Association Annual meeting happened on October 21, 2023 at 10 am at our park. Board members present were:

Teresa Potter – President

Ermelinda Sloop – Vice-President

James Sloop – Parks and Grounds

Roger Rosaya – Architectural Control Committee Chair

Wendal Bradley - Architectural Control Committee

Laura Harper – Budget Coordinator

4 property owners showed up for the meeting.

Before the meeting started Captain Hardy, from the Fire Department talked to us briefly. The Fire Department will be sending out a letter reminding homeowners of the laws as to parking in the streets. After that they will be ticketing cars in the neighborhood who are parked illegally as they interfere with the ability of the fire trucks to safely drive in the neighborhood. It was asked if we could mark the curbs at corners and in front of fire hydrants with no parking signs. Captain Hardy agreed that that was a possibility and that in the past that was something that boy scouts did for their eagle projects.

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.

We then moved on to review the report of our deposits and expenses for January through October 20, 2023. We went over our expenses line by line.

- We discussed our property taxes, and how we are paying less than \$10.00 per year on the roughly 13 acres we own.
- We discussed the storage unit that the Association rents. One homeowner asked why we keep a storage unit. We keep a storage unit to store paperwork (30 years' worth), 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.
- 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

Replaced all picnic tables and benches at park.

Flagpole at front entrance will be replaced soon.

Added a gate at the entrance to the pond to keep out vehicles.

Repairs/maintenance

Repair of damaged wall at the front entrance after it was hit by a car.

We had the pond scum and garbage cleaned up at the pond.

Repairs done to the surface of the basketball court.

We then moved on to reviewing our proposed budget for 2024. 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. We discussed how the Board of Directors has approved charging homeowners for the certified letters that we are required to send during collection attempts. This is allowed per our bylaws.

Our plans for next year are to repair/replace the fence on Ridgeside Dr. and cleaning up behind it so that trees are not growing there. We plan to have the front flower beds replanted and to decorate for the holidays. We are also keeping in mind the need to do repairs on the drainage ditch. Since we know this will be a very expensive repair, we are trying to build up money in our account. 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 cars parked in streets that need repair or are illegally parked. The subject of towing was brought up and why couldn't the Association remove offending vehicles. Because the streets are public property, only the Police and Fire Department are legally allowed to have a vehicle towed. Even if the HOA has a parking policy we would not be legally allowed to tow. The only place where we could do so is in the parking lots for the park since they are private property and are marked so. We are currently working on getting the correct signage so that we will be able to legally tow a vehicle. Also, the state of our roads was brought up. The city says that they are under staffed and don't have the money to do full repairs so they fill holes with macadam which does not last.

Afterward the meeting came to an end.

Hilltop Homeowners Association

2023 Annual Meeting Agenda

October 21, 2023

1. Has everyone signed in?
2. Meet the Board.
3. Looking for Board/committee members.
4. Current budget statistics.
5. Future/Current plans for improvements.
6. 2024 Annual Budget.
7. All meeting information will be available on our website at www.hilltophoa.org
8. Questions

Hilltop Homeowners Association Report for 2023 Annual Meeting

As of October 20, 2023

Beginning Balance			\$63,604.65	
Deposits	\$ 56,198.76	\$	119,803.41	
Water	\$ 672.38			January - October
T-Mobile	\$ 568.13			January - October
TXU	\$ 463.96			January - October
Quarterly Total	\$ 1,704.47	\$	118,098.94	
Insurance	\$ 5,417.00			Liability, Officers and Directors
Taxes	\$ 4.15			Park, Pond & Lot
Quarterly Total	\$ 5,421.15	\$	112,677.79	
Lawn Service	\$ 15,097.92			Park, Pond, Lot lawn service
Maintenance				basketball court, front entry wall, picnic tables,
/Repairs	\$ 12,920.30			benches and flagpole
Quarterly Total	\$ 28,018.22	\$	84,659.57	
Purchases	\$ 1,515.82			office supplies, computer programs, computer RAM, Flags, weed killer, pond gate and instalation hardware.
Postage	\$ 1,274.59			stamps and certified letters
Storage	\$ 1,020.00			
Misc.	\$ 3,786.79			Lawyer fees, filing taxes, website, computer security, Computer support, Dallas County Records.
Liens / Released	\$ 1,060.00			liens and releases, notary
Quarterly Total	\$ 8,657.20	\$	76,002.37	
Salary	\$ 9,600.00	\$	66,402.37	Part time Budget Personnel

Hilltop Homeowners Association

2024 Annual Budget

OPERATING BUDGET

INCOME	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	-
TOTAL INCOME	\$ 47,940.00	\$ 3,995.00	\$ 15.00

EXPENSES

Operating Costs

Water	\$ 775.00	\$64.58	\$0.30
T-Mobile	\$ 690.00	\$57.50	\$0.27
TXU	\$ 560.00	\$46.67	\$0.22
Lawn Service	\$ 16,100.00	\$1,341.67	\$6.33
<i>Total Operating Costs</i>	\$ 18,125.00	\$1,510.42	\$7.12

Fixed Costs

Insurance	\$ 5,600.00	\$ 466.67	\$2.20
Taxes	\$ 10.00	\$ 0.83	\$0.00
<i>Fixed Costs Total</i>	\$ 5,610.00	\$ 467.50	\$2.21

Administrative Expenses

Purchases	\$ 2,000.00	\$166.67	\$0.79
Postage (Note 1)	\$ 1,500.00	\$125.00	\$0.59
Storage	\$ 1,050.00	\$87.50	\$0.41
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>	\$ 17,470.00	\$1,455.83	\$6.87

TOTAL EXPENSES	\$ 41,205.00	\$3,433.75	\$16.20
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RESERVE BUDGET

Anticipated Reserve Balance 1/1/24	\$ 63,223.18
Anticipated Reserves from 2024 operating budget	\$ 6,735.00
<u>TOTAL RESERVE INCOME - 2024</u>	<u>\$ 69,958.18</u>
<u>Estimated Reserve Expenses - (Note 2)</u>	<u>\$ 25,000.00</u>
Anticipated Reserve Balance, 12/31/2024	\$ 44,958.18

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:
drainage ditch repair, fence replacement, front flower beds and
Lawyers fees for collection services.