

Piper Glen Subdivision Association
Monthly Board Meeting
December 5, 2017 6:00 PM

1. Call to Order- Ranjan Karri called to order

Board Members – roll call

Greg Curran – Architectural Control Committee Member - absent
Linda Daniels - Vice President
Susan Denby - Architectural Control Committee Member
Julie Flynn – Secretary
Ranjan Karri - President
Brent Maloney – Member at large
Debra Marines – Treasurer

1. Approve Meeting Agenda – Ranjan Karri; Debra made a motion to approve, Linda seconded motion, Vote called for – Approved.
2. Approve Minutes from last meeting (Monthly) Nov 7th - Ranjan Karri; Debra made a motion to approve , Susan seconded motion, Vote called for – Approved.
3. Approve Minutes from last month’s Annual Board Meeting – Ranjan Karri – Resident asked a question on why we did not have the option to use a secret ballot, discussion occurred. Ranjan indicated we would come up with some options to decide on. Debra made a motion to approve minutes, Brett seconded motion, Vote called for -Approved.
4. Architectural Control Committee Report – Greg Curran / Susan Denby – No actions to report.
5. Pool Report – Linda Daniels – Linda provided some new information for the new residents we had in attendance. She updated us the Pool Manager, Stephanie, had a baby girl this month. Linda met with Kim Egizi from Piper Glen Golf Course this month to discuss food service for the pool next season.
6. Landscape Report - Brett Maloney - The board put up some Christmas lights at the entrance to the subdivision but we have an electrical issue. We will need to get a quote on fixing the light switch. Ranjan asked if we had anyone with that experience in the crowd but there were no offers.
7. Treasurer’s Report – Debra Marines – Report attached –Debra provided a walkthrough of the Report for the Board and Residents in attendance. Linda and

Susan made a motion to approve report and Linda seconded it. Vote called - Approved. Discussion occurred after the vote: Comment from Ranjan indicated he had a call on accounting tax prep item stating the cost was much higher than in the past years. Ranjan is going to put together some options for the next meeting for the board to discuss.

8. Old Business - Any pending items -

Resident wants to know about plans on rate increase? It will be discussed while doing the annual budget process.

9. New Business

A resident warned there are coyotes are around the area and to watchful. Officer Ligon indicated Panther Creek had a robbery last month; the resident left her garage door open overnight and that is how the robbers gained entry. He also indicated we had Piper Glen resident call in a car burglary to an open car. He is asked we all just be aware of what is going on and not to make it easier for thieves. He stated they have had some storage sheds being broken into lately and to please be diligent. If you have packages coming please have someone pick it up for you. There was discussion about home security systems. It was suggested to ask around to get a community discount. Officer Ligon did indicated surveillance video is good and does help solve crimes.

Housekeeping matters (Record keeping, archiving correspondence etc.) Ranjan wants the board to document calls from Residents. Probably need to set up a gmail account. Want to create an archive. He will begin to work on these items.

Welcoming new residents - Develop and decide on welcome packet – Ranjan wants to have a package to put together. One suggestion is to distribute the license plates and some other items. The intent is to get a subcommittee to help with New Home Owners to create and distribute packages. No confirmed action was decided upon.

Block representatives – The Board wants to get residents to help with distributing information. We will be sending out requests to get block representatives. Post a request on Facebook or maybe send a message out or add to our Winter newsletter.

Julie asked that if you have any information to add to the Winter newsletter please send it to her.

We did provide an Introduction of the new Board to those attending the meeting.

Discussion to change next month's meeting from the 2nd to the 9th. Julie made a motion, Ranjan seconded it, Vote called for - Approved.

10. Resident Comments/Questions- None

11. Next Meeting January 9th, 2018 at Renken Dentistry at 6:00PM

12. Adjournment Debra mad a motion to adjourn, Susan seconded it. Vote/passed.

Piper Glen Subdivision
Treasurer's Report
December, 2017

Bank Accounts

	<u>Balance</u>
People's Bank	\$ -
Bank of Springfield	\$ 76,252
Total Cash	\$ 76,252
General Reserve	\$ (15,000)
Pool Furniture	\$ (20,000)
Pool Replacement Reserve	\$ (11,300)
Kiddie Pool Painting and Cover	\$ (310)
Cash Available for Projects & Operations	\$ 29,641

Payments Disbursements for: December 1, 2017 through December 31, 2017

<u>Date</u>	<u>Payee</u>	<u>Memo</u>	<u>Amount</u>
12/5/2017	Ameren	Utilites	\$ 86.64
11/28/2017	CWLP	Utilites	\$ 242.27
12/6/2017	Quorum Consulting	Accounting	\$ 598.22
12/6/2017	Redwood Signs	Mailbox Maintenance	\$ 105.00
		Winterize potable water and remove drinking fountain	\$ 721.50
12/6/2017	Snell Enterprises	Website Hosting	\$ 80.00
12/6/2017	VieoDream		

Bank accounts have not been reconciled for December, 2017

Reserve for Kiddie Pool Painting and Cover Reserve			\$ 3,700.00
Disbursements made for period April, 2017 thru December 31, 2017:			
11/7/2017 Lambert Pools	Paint baby pool and install winter cover	\$	3,389.51
Balance of Reserve for Kiddie Pool Painting and Cover		\$	310.49

Piper Glen Subdivision Association, Inc.

A/R AGING SUMMARY

As of January 3, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
7303 Preston Drive					585.00	\$585.00
6901 Preston Drive					387.00	\$387.00
2611 Muirfield Road					362.00	\$362.00
2616 Tartan Way					362.00	\$362.00
6401 Stonehaven Ridge					362.00	\$362.00
7107 Preston Drive					362.00	\$362.00
7425 Royal Troon Court					362.00	\$362.00
7514 Southport Lane					362.00	\$362.00
7401 Piper Glen Drive					182.00	\$182.00
2613 Seacroft Rd	45.00					\$45.00
7616 Wentworth Drive					43.00	\$43.00
2605 Killarney Road					25.00	\$25.00
7605 Wentworth Drive					25.00	\$25.00
7201 Torrington Way					23.00	\$23.00
2416 Rosewell Point					18.00	\$18.00
2612 Tartan Way					18.00	\$18.00
2617 Tartan Way					18.00	\$18.00
2708 Haverhill Road					18.00	\$18.00
2805 Tartan Way					18.00	\$18.00
6208 Mackenzie Place					18.00	\$18.00
6211 Northampton Lane					18.00	\$18.00
6413 Stonehaven Ridge					18.00	\$18.00
7108 Preston Drive					18.00	\$18.00
7208 Preston Drive					18.00	\$18.00
7612 Wentworth Drive					18.00	\$18.00
7620 Southport Lane					18.00	\$18.00
2701 Killarney Road				2.00	-2.00	\$0.00
2701 Westport Drive				12.00	-12.00	\$0.00
7509 Southport Lane				162.00	-162.00	\$0.00
TOTAL	\$45.00	\$0.00	\$0.00	\$176.00	\$3,482.00	\$3,703.00

Piper Glen Subdivision Association, Inc.

A/P AGING SUMMARY

As of January 3, 2018

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Barber, Segatto, Hoffee, Wilke & Cate		100.00				\$100.00
Buckley's Prairie Landscaping			90.00			\$90.00
CWLP		285.79	219.69			\$505.48
Frontier Communications		-61.03				\$ -61.03
Gerald Klopfer		294.69				\$294.69
Quorum Consulting, LLC		345.90				\$345.90
Redwood Signs		450.00				\$450.00
TOTAL	\$0.00	\$1,415.35	\$309.69	\$0.00	\$0.00	\$1,725.04

Treasurer's Report

December, 2017

Budget to Actual:

April 1, 2017 thru March 31, 2018

	Budget	Actual
INCOME		
Residential Dues	86,400	88,684
Commercial Dues	630	540
FOBS Fees	100	50
Delinquency Charges	432	1,310
Services (Pool Rental) & Swim Lessons	0	2,099
Interest	200	197
TOTAL INCOME	\$ 87,762	\$ 92,880
EXPENSES		
<u>Administrative Operations</u>		
Insurance	9,514	9,427
Accounting/Tax Preparation	17,500	9,230
Legal Fees	2,400	1,679
Postage/Supplies/Copier	540	150
Federal & State Taxes	150	25
Miscellaneous	600	81
	\$ 30,704	\$ 20,592
<u>Common Area Operations</u>		
Landscape Maintenance	9,117	8,729
Mailbox Maintenance	3,300	2,915
Playground Equipment	0	77
Sprinkler Maintenance	750	584
	\$ 13,167	\$ 12,305
<u>Pool Operations</u>		
Pool Maintenance/Supplies	14,100	10,021
Employee Exps:Lifeguard Salaries	10,800	6,989
Employee Exps: Pool Manager Salaries	4,500	2,028
Employee Exps: Payroll Taxes	1,500	1,015
Pool/Pool House Open/Close	4,200	5,706
Utilities	8,200	7,260
	\$ 43,300	\$ 33,020
<u>Social Events</u>		
Garages Sales	125	140
	\$ 125	\$ 140
TOTAL EXPENSES	\$ 87,296	\$ 66,057
NET INCOME (LOSS)	\$ 466	\$ 26,824

Notes for Pool Operations above:

Pool Maintenance/Supplies includes Furniture & Fixtures, Lifeguard Misc & Maintenance-Equip from P/L

Pool House Open/Close includes Pool Chemicals, Pool Misc & Pool Opening from P/L