

CHURCH POINT HOMEOWNERS ANNUAL MEETING

November 25, 2024



THANK YOU TO THE MARX FAMILY
FOR SUPPORTING THE HOA



TRANSPARENCY THROUGH COMMUNICATIONS

- Special Meetings
- Minutes and agenda added to the HOA website
- Communications through electronic documents
- Board member email addresses and web based system for for direct board communications

MULTIPLYING EFFORTS THROUGH COMMITTEES

- The board voted and approved resolutions to create the AREC, budget, communications, landscaping, and social committees.

AREC COMMITTEE

Chair – Susan Hauser

- Oversight of Covenants, Conditions & Restrictions/Violations Report (CCR)
- Community Planning
- Creating standards for fencing, gas lantern, outdoor structures and HOA owned community property

BUDGET COMMITTEE

Chair – Don Degner, Treasurer

- Budget review
- Financial Reports
- Investment Accounts
- Self Auditing
- DeRoaches Auditing

COMMUNICATIONS COMMITTEE

Chair – Johan Goossens

Provides website development and management

Opt in/opt out system:

- Board meeting notifications, Minutes and Agendas
- Newsletter
- Social Activities/Calendar
- Urgent neighborhood notifications

COMMUNICATIONS COMMITTEE

Chair – Johan Goossens

Landscape Reporting Workflow

- Dynamic landscape reporting that automatically populates a spreadsheet for job ticketing and completion
- Allows follow up for homeowner after reporting

COMMUNICATIONS COMMITTEE

Chair – Johan Goossens

Complaint workflow to the Board

AREC registration reporting

Direct links to report city issues such as street lights, potholes, cracked sidewalks, etc...

Detailed CP historical timeline with Pictures

COMMUNICATIONS COMMITTEE

Chair – Johan Goossens

Interactive Church Point Map

HOA Documents

Neighborhood Information Updates

Advantages of Living in a HOA

Church Point Document History (minutes, agenda, newsletters)

LANDSCAPE COMMITTEE

Co Chairs – Dave Vaughn & Tanya Manning

Coordinate and manage several committee volunteers:

- Landscape workflow reported 36 issues with 34 completed
- Arborist initially identified 25 trees to be removed
- Write requests for RFPs and recommends winning bidder

LANDSCAPE COMMITTEE

Co Chairs – Dave Vaughn & Tanya Manning

- Five phases created, four phases completed for 2024, 18 trees removed.
- Phase 5 RFP recently submitted for bid
- Hollies elevated at the Mews entrance
- Annuals planted spring/summer and fall/winter at main entrance, the south pedestrian walking bridge and the Thoroughgood monument on the waterfront

SOCIAL COMMITTEE

Chair – Carrie Lauck

- 2023 Holiday party
- 2023 Holiday light judging
- CHKD Easter Egg hunt
- Church Point Yard Sale
- Summertime happy hours
- 4th of July parade

SOCIAL COMMITTEE

Chair – Carrie Lauck

- Music in the Park
- Halloween Parade
- 2024 Holiday party (TBD)
- 2024 Holiday light judging contest (TBD)
- Visit from Santa at the Gazebo on Dec 7th 4-6pm

HONOR GUARD

Chair – Dominic Romanowski

- Flag placement at Mews and Main entrance on specific Federal Holidays

BUDGETING, FINANCIAL REVIEW AND OVERSIGHT

Financial Deep Dive and Discovery: Budget line items removed, contracts rebid, invoice mis-payment and reimbursement, Budget reevaluated reducing Quarterly assessments from \$200-\$150.

Lack of financial oversight: Strong room was initiated by the treasurer for all HOA payments and audit procedures

HOA RESPONSIBILITIES THROUGH NEW DISCOVERY

Maintenance of City Property along First Court Rd

The association is responsible for maintenance of the retention pond, the fountain for aeration, north and south pedestrian bridges.

The north pedestrian bridge is used by The Tap House restaurant and is on the HOA electrical grid.

HOA RESPONSIBILITIES THROUGH NEW DISCOVERY

- The retention pond is on homeowner property. A city restrictive easement prevents the homeowner to use or develop the property. The easement allowed the developer to build the retention pond for water runoff and turned over the maintenance of the pond and bridges to the HOA.
- Solitude is contracted to maintain the pond year-round - inspects/checks on the pond and submits report every two weeks.

HOA RESPONSIBILITIES

- The Landscape committee is working on action plan with an arborist for removing overgrown trees and shrubbery located at both entrances, as well as old, dead and dying trees in common areas.
- Regulations were created for non-social committee sponsored events and homeowner sponsored non-commerce events
- Pump house roof repaired and fascia and soffit painted
- Painted and repaired the Gazebo
- Repair of HOA owned Gazebo streetlights
- In process - designing and building out the Thoroughgood path park

FINANCIAL REPORT

THROUGH OCTOBER 31, 2024

• Cash Account CIT checking	\$41,268.56*
• General Reserve Fulton Bank	\$34,963.53*
• Replacement Reserve Raymond James	\$85,977.49
• Replacement Reserve Fulton Bank	\$34,026.06*
• Current Assets (Receivables)	\$10,174.35
• Other Assets (Prepaid)	\$ 2,313.46
• Total Assets	\$208,723.45

FINANCIAL REPORT

THROUGH OCTOBER 31, 2024

• Total Liabilities	\$28,591.20
Equity	
• Operating Reserves	\$34,963.53
• Replacement Reserves	\$116,463.55
• Prior Year Loss	(\$30,067.09)
• Current Year Gain	\$58,773.26
• Total Equity	\$180,132.25
• Total Liabilities and Equity	\$208,723.45

FINANCIAL REPORT

THROUGH OCTOBER 31, 2024

- Raymond James \$85,638.09
- Prior YTD \$79,698.40

- Performance
YTD: 7.45% 2023: 10.22%

- Total Cash and Reserves \$110,258.15
- Earning .05%

BOARD 2025 GOALS

- Create a Master Landscape Plan to replace legacy trees.
- Butterfly and Pollination Garden in the Commons Park.
Partnership between CP HOA, City Schools and 4H Club.
- Planting of pollinating fruit trees
- Clean up the Thoroughgood Trail
- Create a Living Document to track Reserve Repairs and Expenses.
- Final ratification of Governing Documents and Homeowner vote
- Repair of HOA owned Gazebo streetlights
- In process - designing and upgrading the Thoroughgood path park

BOARD 2025 GOALS

- Continued removal of diseased trees
- Homeowner email registration for all mandatory documents (Please register!)
- New webmaster
- Newsletter editor
- Controls for excessive speed: Police presence, speed limit signage (radar display), and speed bump/humps
- Continued irrigation upgrades and repair

THANK YOU TO SANTA'S HELPERS
FOR DECORATING THE GAZEBO

DOMINIC ROMANOWSKI

AMY ROMANOWSKI

LISA COHEN

DAVID COHEN

ROSS OLEY

AMIT BADIYE



*SANTA IS COMING TO
THE CHURCH POINT GAZEBO
SATURDAY, DECEMBER 7, 2024 4:00 PM TO 6:00 PM*

THE BOARD THANKS YOU FOR
YOUR SUPPORT!