

Chancellor West Homeowners' Association

MINUTES OF THE MONTHLY BOARD OF DIRECTORS' MEETINGS – September 2023

An Executive Session was called to order in John Kalb's home at 6:00 PM on 26 Sept. Board Members Present: Mike McGee, Gerald Childress, and John Kalb. Jerry Karson and Allen Prickett were ill, but were provided meeting slides.

The following expenditures were approved:

- Resurfacing both the Main and Baby pools in 2024.
- Front entrance tree trimming this fall.
- Use of "Labor Finders" for landscaping tasks this fall as a test case for future work.
- A new entrance gate for the pool in 2024.
- Repair of the Pool / Tot Lot / Tennis Courts parking lot during early 2024

Employing a company to perform pool maintenance tasks was not approved.

Selection of a company to re-caulk the coping around both pools in 2024 was deferred.

The Executive Session was adjourned at 9 PM.

An Open Session meeting was called to order in John Kalb's home on 2 October at 6 PM. Board Members Present: Jerry Karson, Allen Prickett, and John Kalb. No Association residents were present. See attached slides.

- Allen Prickett presented the Treasurer's Report. Rebalancing of selected budget lines was approved.
- DBIZ modeling for classification of the dam is complete and submitted to the state; the full Emergency Action Plan will not be required if the dam is rated Low Hazard.
- Brush cleanup will be required at the dam prior to the next annual dam inspection in November.
- Pool closing actions were completed and refurbishment of the pool pump room has begun.
- The next social event will be the Turkey Trot on Thanksgiving Day organized by Andrew Ubbelohde with assistance from Becky Walley.
- Proposals for fall and spring leaf removal will be sought.
- The front entrance irrigation system will be winterized on 2 November.
- "Labor Finders" will be used in October for cleanup of the front entrance.
- Recent vandalism at the Tot Lot was discussed. The BOD approved installation of a security camera system to cover the Tot Lot, Pool Entrance, the Pool, and the two court areas.
- The BOD approved installation of a Dog Waste Station by the Tot Lot / pool parking area.
- Progress on the Reserve Component Study update was discussed with phasing of key near-term provisions. The update will continue with more spread sheet adjustments.
- The "Call for 2024 Board of Directors Election Candidates" will be sent on Monday 16 October.

Member questions and comments. No members were present.

The Open Meeting was adjourned at 8:30 PM.

The next monthly Board meeting is scheduled for the Chancellor Community Center on Tuesday 24 October. The closed executive session will start at 6 PM, and the Open Session at 6:30.

John Kalb
President, CW HOA

≡ CHANCELLOR WEST ≡ HOMEOWNERS ASSOCIATION

Board of Directors' Meeting

2 Oct 2023

Agenda

- **Executive Session Recap**
- **Treasurer's Report**
- **Miscellaneous Updates & New Items**
- **Reserve Component Study Update**
- **Member Comments and Questions**

Executive Session Recap

The following expenditures were approved:

- **Resurfacing both the main and baby pools in 2024**
- **New pool entrance security gate in 2024**
- **Repair of the Asphalt parking lot in 2024**
- **Tree trimming at the front entrance this fall**
- **Use of Labor Finders for front entrance landscaping tasks**

Employing a pool maintenance company for 2024 was not approved

Treasurer's report

Last Month Income - Last month

8/1/2023 through 8/31/2023

| Date | Amount |
|--------------------------|---------------|
| INCOME | 334.00 |
| 4010 Assessments | 234.00 |
| 8/10/2023 | 234.00 |
| 4110 Other Income | 100.00 |
| 8/23/2023 | 100.00 |
| OVERALL TOTAL | 334.00 |

Monthly Transaction (Register) - Last month

8/1/2023 through 8/31/2023

| Date | Account | Num | Description | Memo | Category | Clr | Amount |
|-----------------------------|---------------|-----------|------------------------------|---|---------------------------------------|-----|-------------------|
| BALANCE 7/31/2023 | | | | | | | 61,436.69 |
| 8/2/2023 | BUSINESS C... | CreditCrd | Jim's Lawn & Landscape | Lawn Maintenance 8/1/2023 Invoice #4590 | 6190 Lawn Maint, Landscaping | R | -450.00 |
| 8/9/2023 | BUSINESS C... | 3215 | Luke A Wellerman | Pay Period: 07/23/2023 - 08/05/2023 | 6140 Payroll | R | -895.79 |
| 8/9/2023 | BUSINESS C... | 3216 | Amber L Raines | Pay Period: 07/23/2023 - 08/05/2023 | 6140 Payroll | R | -83.11 |
| 8/9/2023 | BUSINESS C... | 3217 | Luke G Webb | Pay Period: 07/23/2023 - 08/05/2023 | 6140 Payroll | R | -507.92 |
| 8/9/2023 | BUSINESS C... | 3218 | Brandie KR Blevins | Pay Period: 07/23/2023 - 08/05/2023 | 6140 Payroll | R | -166.23 |
| 8/9/2023 | BUSINESS C... | 3219 | Levi J Raines | Pay Period: 07/23/2023 - 08/05/2023 | 6140 Payroll | R | -10.39 |
| 8/9/2023 | BUSINESS C... | 3220 | Turner's Pool and Spa, Inc. | Sales Receipt #63257 - Sodium Bicarbonate | 6200 Pool Maintenance | R | -52.60 |
| 8/9/2023 | BUSINESS C... | CreditCrd | CVS Pharmacy | Sales Receipt #7589 - Envelopes | 6150 Office, Petty Cash Expenses | R | -5.04 |
| 8/10/2023 | BUSINESS C... | | Heather Campbell | Dorothy Johnson Lot 16-1 | 4010 Assessments | R | 234.00 |
| 8/19/2023 | BUSINESS C... | 3223 | Rebecca Walley | Ice Cream Socials Reimbursements | 6290 HOA Events (Social) | R | -74.51 |
| 8/19/2023 | BUSINESS C... | 3222 | Mike Middleton | Reimbursement Sales Order 2101650 | 7029 Tennis Courts, Fencing, Lighting | R | -189.71 |
| 8/19/2023 | BUSINESS C... | 3221 | Bander Smith, Inc. | Invoice 232301 | 7097 Lake & Dam | R | -3,550.00 |
| 8/19/2023 | BUSINESS C... | 3224 | Dominion Energy | Utilities | 6240 Utilities | R | -299.16 |
| 8/19/2023 | BUSINESS C... | 3225 | Dominion Energy | Utilities | 6240 Utilities | R | -15.30 |
| 8/21/2023 | BUSINESS C... | 3226 | Absolute Electrical Services | Repair Post Light Fixture near playground | 6130 Repairs & Maintenance | R | -218.00 |
| 8/23/2023 | BUSINESS C... | 3227 | Luke A Wellerman | Pay Period: 08/06/2023 - 08/19/2023 | 6140 Payroll | R | -646.45 |
| 8/23/2023 | BUSINESS C... | 3228 | Amber L Raines | Pay Period: 08/06/2023 - 08/19/2023 | 6140 Payroll | R | -187.01 |
| 8/23/2023 | BUSINESS C... | 3229 | Brandie KR Blevins | Pay Period: 08/06/2023 - 08/19/2023 | 6140 Payroll | R | -457.13 |
| 8/23/2023 | BUSINESS C... | 3230 | Levi J Raines | Pay Period: 08/06/2023 - 08/19/2023 | 6140 Payroll | R | -173.15 |
| 8/23/2023 | BUSINESS C... | | Richard Delaney | For Rental of Pavilion | 4110 Other Income | R | 100.00 |
| 8/26/2023 | BUSINESS C... | 3231 | Underhill Engineering | Invoice 2023-0575 | 7097 Lake & Dam | R | -5,019.00 |
| 8/26/2023 | BUSINESS C... | 3232 | Dean C. Rubin CPA | June 2023 and July 2023 Invoices | 6170 Professional Fees - Accounting | R | -500.00 |
| 8/1/2023 - 8/31/2023 | | | | | | | -13,166.50 |
| BALANCE 8/31/2023 | | | | | | | 48,270.19 |
| TOTAL INFLOWS | | | | | | | 334.00 |
| TOTAL OUTFLOWS | | | | | | | -13,500.50 |
| NET TOTAL | | | | | | | -13,166.50 |

Annual Operating Budget - Current Year

1/1/2023 through 12/31/2023 Using 2023 Budget

| Category | Actual | 2023 Budget | Difference |
|---|----------------|----------------|---------------|
| EXPENSES | 33,787 | 50,181 | 16,394 |
| 6060 Dues & Subscriptions | 170 | 220 | 50 |
| 6100 Insurance | 2,960 | 3,500 | 540 |
| 6130 Repairs & Maintenance | 711 | 1,740 | 1,029 |
| 6140 Payroll | 10,176 | 13,000 | 2,824 |
| 6150 Office, Petty Cash Expenses | 185 | 996 | 811 |
| 6160 Payroll Taxes | 675 | 1,000 | 325 |
| 6170 Professional Fees - Accounting | 2,250 | 3,000 | 750 |
| 6170 Professional Fees - Legal | 300 | 3,492 | 3,192 |
| 6170 Professional Fees - Res Comp Study | 0 | 996 | 996 |
| 6190 Lawn Maint, Landscaping | 9,237 | 8,000 | -1,237 |
| 6200 Pool Maintenance | 4,591 | 8,700 | 4,109 |
| 6210 Federal & State Taxes | 0 | 837 | 837 |
| 6220 Travel (Veh Gas) | 0 | 0 | 0 |
| 6230 Telephone | 0 | 0 | 0 |
| 6240 Utilities | 1,972 | 3,000 | 1,028 |
| 6290 HOA Events (Social) | 560 | 1,700 | 1,140 |
| 6310 Bad Debt | 0 | 0 | 0 |
| Net Difference: | -33,787 | -50,181 | 16,394 |

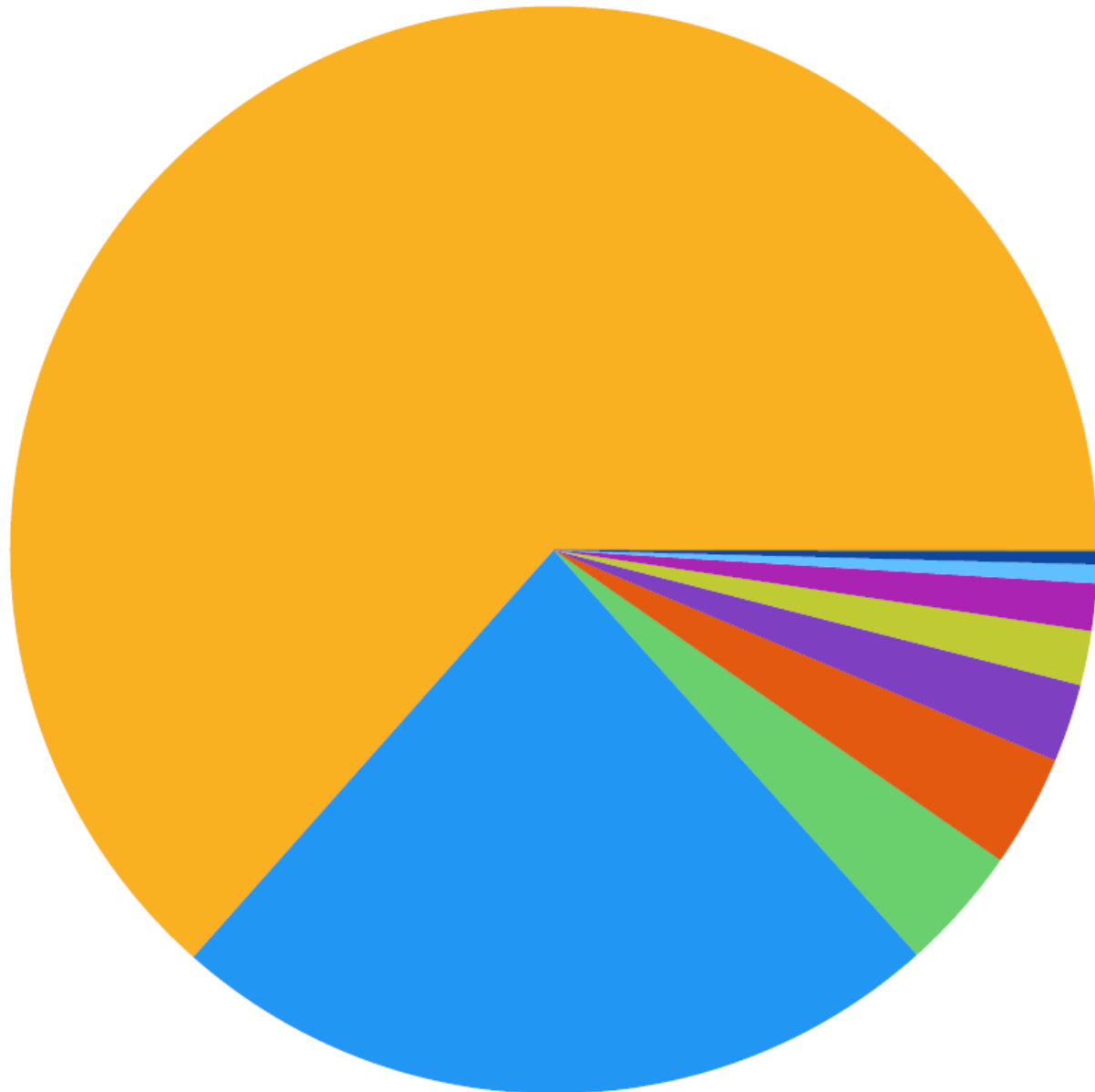
Annual Reserve Budget - Current Year

1/1/2023 through 12/31/2023 Using 2023 Budget

| Category | Actual | 2023 Budget | Difference |
|--|-------------------|-------------------|------------------|
| EXPENSES | 34,769.84 | 49,125.00 | 14,355.16 |
| 7010 Tot Lot | 0.00 | 0.00 | 0.00 |
| 7029 Tennis Courts, Fencing, Lighting | 189.71 | 2,000.04 | 1,810.33 |
| 7030 Buildings | 43.98 | 45.00 | 1.02 |
| 7040 Main & Baby Pool | 10,551.42 | 10,599.96 | 48.54 |
| 7050 Pump Room Equipment | 89.25 | 180.00 | 90.75 |
| 7060 Pool Furniture | 1,282.83 | 1,500.00 | 217.17 |
| 7070 Fencing, Pool & Lot Vinyl, Chain Li | 2,929.85 | 3,000.00 | 70.15 |
| 7075 Fencing, Parking Lot | 0.00 | 0.00 | 0.00 |
| 7080 Asphalt Parking Lot | 0.00 | 0.00 | 0.00 |
| 7090 Concrete Walks, Slabs, & Pool Deck | 0.00 | 0.00 | 0.00 |
| 7095 Entrance Walls, Fence, Lighting | 0.00 | 0.00 | 0.00 |
| 7096 Irrigation System | 525.00 | 1,400.04 | 875.04 |
| 7097 Lake & Dam | 19,157.80 | 30,399.96 | 11,242.16 |
| Net Difference: | -34,769.84 | -49,125.00 | 14,355.16 |

Spending by Category-Last Month Graph - Last month

8/1/2023 through 8/31/2023



| | | |
|---------------------------------------|--------------------|--------|
| 7097 Lake & Dam | \$8,569.00 | 63.47% |
| 6140 Payroll | \$3,127.18 | 23.16% |
| 6170 Professional Fees - Accounting | \$500.00 | 3.70% |
| 6190 Lawn Maint, Landscaping | \$450.00 | 3.33% |
| 6240 Utilities | \$314.46 | 2.33% |
| 6130 Repairs & Maintenance | \$218.00 | 1.61% |
| 7029 Tennis Courts, Fencing, Light... | \$189.71 | 1.41% |
| 6290 HOA Events (Social) | \$74.51 | 0.55% |
| 6200 Pool Maintenance | \$52.60 | 0.39% |
| 6150 Office, Petty Cash Expenses | \$5.04 | 0.04% |
| Total | \$13,500.50 | |

August Statement

CHANCELLOR WEST HOMEOWNERS ASSOC INC
8805 WINDTREE CT
SPOTSYLVANIA VA 22553-3816

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern
Time, Sun 9:00am-10:00pm Eastern Time:

We accept all relay calls, including 711

1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (377)
P.O. Box 6995
Portland, OR 97228-6995

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| | |
|--------------------------|-------------------------------------|
| Business Online Banking | <input checked="" type="checkbox"/> |
| Online Statements | <input checked="" type="checkbox"/> |
| Business Bill Pay | <input checked="" type="checkbox"/> |
| Business Spending Report | <input checked="" type="checkbox"/> |
| Overdraft Protection | <input checked="" type="checkbox"/> |

Summary of accounts

Checking and Savings

| Account | Page | Account number | Ending balance last statement | Ending balance this statement |
|--|------|----------------|----------------------------------|----------------------------------|
| Initiate Business Checking SM | 2 | 6709262973 | 61,721.14 | 47,332.03 |
| Business Market Rate Savings | 4 | 1585285537 | 103,919.62 | 103,932.86 |
| Total deposit accounts | | | \$165,640.76 | \$151,264.89 |

Proposed Budget Changes - Operations

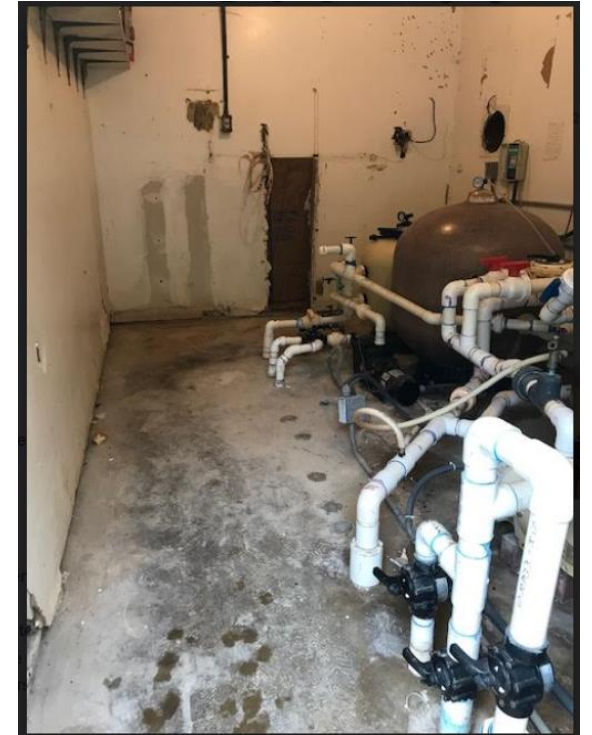
| Category | Current | Proposed | Delta |
|---|--------------|--------------|---------------|
| 6060 Dues & Subscriptions | \$ 220.00 | \$ 170.00 | \$ 50.00 |
| 6100 Insurance | \$ 3,500.00 | \$ 2,960.00 | \$ 540.00 |
| 6130 Repairs & Maintenance | \$ 1,740.00 | \$ 1,376.00 | \$ 364.00 |
| 6140 Payroll | \$ 13,000.00 | \$ 10,922.00 | \$ 2,078.00 |
| 6150 Office, Petty Cash Expenses | \$ 996.00 | \$ 410.00 | \$ 586.00 |
| 6160 Payroll Taxes | \$ 1,000.00 | \$ 1,000.00 | \$ - |
| 6170 Professional Fees - Accounting | \$ 3,000.00 | \$ 3,000.00 | \$ - |
| 6170 Professional Fees - Legal | \$ 3,492.00 | \$ 450.00 | \$ 3,042.00 |
| 6170 Professional Fees - Res Comp Study | \$ 996.00 | \$ - | \$ 996.00 |
| 6190 Lawn Maint, Landscaping | \$ 8,000.00 | \$ 13,487.00 | \$ (5,487.00) |
| 6200 Pool Maintenance | \$ 8,700.00 | \$ 6,963.00 | \$ 1,737.00 |
| 6210 Federal & State Taxes | \$ 837.00 | \$ - | \$ 837.00 |
| 6220 Travel (Veh Gas) | \$ - | \$ - | \$ - |
| 6230 Telephone | \$ - | \$ - | \$ - |
| 6240 Utilities | \$ 3,000.00 | \$ 2,710.87 | \$ 289.13 |
| 6290 HOA Events (Social) | \$ 1,700.00 | \$ 735.00 | \$ 965.00 |
| 6310 Bad Debt | \$ - | \$ - | \$ - |
| Net Difference: | \$ 50,181.00 | \$ 44,183.87 | \$ 5,997.13 |

Proposed Budget Changes - Reserve

| Category | Current | Spent | Left Over | | |
|--|--------------|--------------|--------------|--------------|---------------|
| 7010 Tot Lot | \$ - | \$ - | \$ - | | |
| 7029 Tennis Courts, Fencing, Lighting | \$ 2,000.04 | \$ 468.97 | \$ 1,531.07 | \$ 468.97 | \$ 1,531.07 |
| 7030 Buildings | \$ 45.00 | \$ 43.98 | \$ 1.02 | \$ 3,243.98 | \$ (3,198.98) |
| 7040 Main & Baby Pool | \$ 10,599.96 | \$ 10,551.42 | \$ 48.54 | \$ 10,551.42 | \$ 48.54 |
| 7050 Pump Room Equipment | \$ 180.00 | \$ 89.25 | \$ 90.75 | \$ 339.25 | \$ (159.25) |
| 7060 Pool Furniture | \$ 1,500.00 | \$ 1,282.83 | \$ 217.17 | \$ 1,282.83 | \$ 217.17 |
| 7070 Fencing, Pool & Lot Vinyl, Chain Li | \$ 3,000.00 | \$ 2,929.85 | \$ 70.15 | \$ 2,929.85 | \$ 70.15 |
| 7075 Fencing, Parking Lot | \$ - | \$ - | \$ - | | \$ - |
| 7080 Asphalt Parking Lot | \$ - | \$ - | \$ - | | \$ - |
| 7090 Concrete Walks, Slabs, & Pool Deck | \$ - | \$ - | \$ - | | \$ - |
| 7095 Entrance Walls, Fence, Lighting | \$ - | \$ - | \$ - | | \$ - |
| 7096 Irrigation System | \$ 1,400.04 | \$ 525.00 | \$ 875.04 | \$ 525.00 | \$ 875.04 |
| 7097 Lake & Dam | \$ 30,399.96 | \$ 19,157.80 | \$ 11,242.16 | \$ 19,157.80 | \$ 11,242.16 |
| Net Difference: | | | | \$ 38,499.10 | \$ 10,625.90 |

Miscellaneous Updates and New Items

- **Dam**
 - Completed traffic study and received County approval. DBIZ study completed and sent to DCR
 - Next step is completion of the Emergency Action Plan
- **Pool**
 - Pool and water system winterized
 - Pool furniture and equipment cleaned and stored
- **Pump Room**
 - Water filtration system removed and stored
 - Old spa piping, pumps, and filter removed
 - Electrician to remove boxes and wires on 11 Oct in prep for wall refurb
- **Social**
 - 4 Sept Labor Day Potluck cancelled
 - No interest in an Association Halloween party for kids
 - Next event is the Thanksgiving Day Turkey Trot Andrew Ubbelohde
- **Tennis Courts: little interest in a pickleball class**
- **Landscaping, Irrigation**
 - Labor Finders in Oct for front entrance clean up
 - Will seek proposal for fall leaf removal
 - Fredy's irrigation to winterize system on 2 Nov
- **4 Camera Security System Tot Lot / Pool / 2 for the courts / Parking Area**



Miscellaneous Updates and New Items - 2

- 4 Camera Security System Tot Lot / Pool / 2 for the courts / Parking Area gathering costs
- Dog waste station



Reserve Component Study Update

The Reserve Component Study

Required by the Virginia Property Owners' Association Act: full study every 5 years, reviewed annually

- A fiduciary duty of the Board
 - Establish a Reserve Fund for the maintenance, repair, or replacement of Capital Components
 - Plan and budget for the upkeep of Capital Components
 - Ensure sufficient funding to avoid a special assessment
- What is a Reserve Component Study?
 - A long-term budget planning tool for Capital Components
 - A means to develop the schedule and cost for maintaining or replacing Capital Components as they age
 - A process to determine if our Assessment income level is sufficient to sustain amenities over the long term

Study Dynamics

$$\begin{aligned} & \text{Total Income} \\ & - \text{Operating Costs} \\ & \text{-----} \\ & = \text{Reserve Fund Contribution} \end{aligned}$$

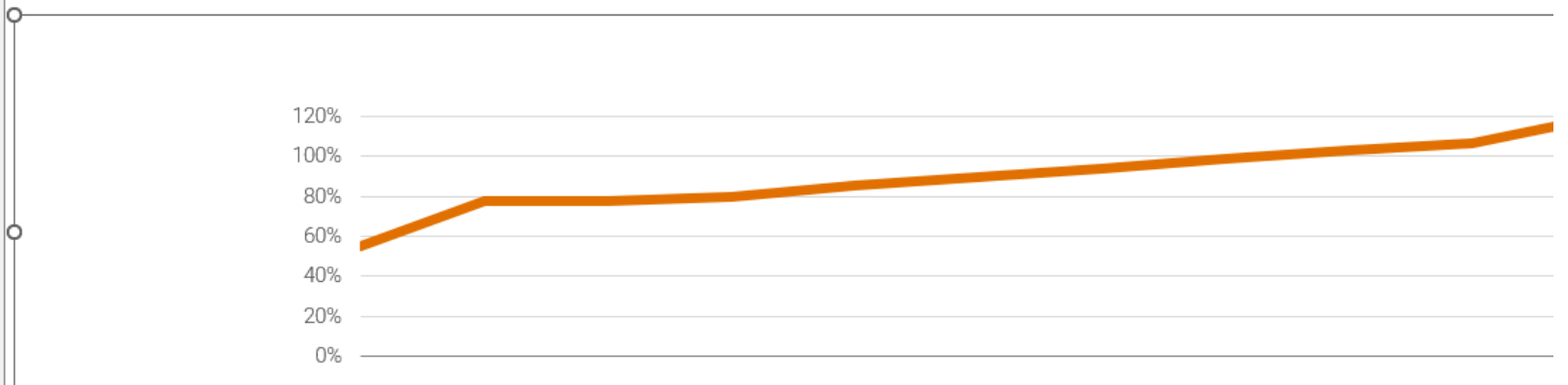
$$\begin{aligned} & \text{Operating Costs} \\ & + \\ & \text{Capital Component Costs} \\ & \text{-----} \\ & = \text{Total Expenses} \end{aligned}$$

Reserve Component Study To Date

PROJECTION

| NAME | INPUT |
|---------------------------|--------------|
| INFLATION RATE 2024-2033 | 3.20% |
| INFLATION RATE 2034-2038 | 1.20% |
| INFLATION RATE 2039-2053 | 1.20% |
| INTEREST RATE | 0.15% |
| ANNUAL INCREASE 2024-2033 | 5.00% |
| ANNUAL INCREASE 2034-2053 | 1.00% |
| UNITS | 99 |
| BEGINNING YEAR | 2024 |
| STARTING BALANCE | \$127,000.00 |
| CONTRIBUTION | \$26,000.00 |

| YEAR 0 - 29 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Fully Funded Balance | \$230,303 | \$139,058 | \$123,869 | \$118,100 | \$131,022 | \$143,778 | \$133,955 | \$144,033 | \$166,088 | \$182,484 |
| Percentage Funded (%) | 55% | 78% | 78% | 80% | 85% | 90% | 94% | 99% | 103% | 107% |
| Beginning Balance | \$127,000 | \$108,326 | \$96,244 | \$94,459 | \$111,731 | \$129,274 | \$125,412 | \$142,063 | \$171,016 | \$194,876 |
| Reserve Contribution | \$26,000 | \$27,300 | \$28,665 | \$30,098 | \$31,603 | \$33,183 | \$34,842 | \$36,585 | \$38,414 | \$40,335 |
| Avg Unit Contribution (mth) | \$21.89 | \$22.98 | \$24.13 | \$25.34 | \$26.60 | \$27.93 | \$29.33 | \$30.80 | \$32.33 | \$33.95 |
| Contribution Increase (%) | | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% |
| Special Assessment | | | | | | | | | | |
| Interest Earned | \$176 | \$153 | \$143 | \$155 | \$181 | \$191 | \$200 | \$235 | \$274 | \$262 |
| Reserve Expenditures | \$44,850 | \$39,536 | \$30,593 | \$12,980 | \$14,241 | \$37,236 | \$18,392 | \$7,867 | \$14,828 | \$80,342 |
| ENDING BALANCE | \$108,326 | \$96,244 | \$94,459 | \$111,731 | \$129,274 | \$125,412 | \$142,063 | \$171,016 | \$194,876 | \$155,130 |



60% or more is considered “well funded”

RESERVE COMPONENT LIST

| Component | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|------|------|------|------|------|------|------|------|------|------|
| COMMON AREAS TOT LOT | | | | | | | | | | |
| General Silo - Ploggsand, Poly Plaques, Repair Allowance | | | | | | | | | | |
| General Silo - Ploggsand, Wood Plaques, Repair Allowance | | | | | | | | | | |
| General Silo - Ploggsand, Woodage, Refurb | | | | | | | | | | |
| General Silo - Ploggsand, 3" Deck, Replace | | | | | | | | | | |
| General Silo - Ploggsand, Deck, Replace | | | | | | | | | | |
| General Silo - Ploggsand, Picnic Table, Replace | | | | | | | | | | |
| COMMON AREAS TENNIS COURTS, FENCES & LIGHTS | | | | | | | | | | |
| General Silo - Tennis Courts 1, Repurpose/Refurbish Allowance 2024 | | | | | | | | | | |
| General Silo - Tennis Courts 2, Refurbishment | | | | | | | | | | |
| General Silo - Tennis Court, Light Fixtures Allowance | | | | | | | | | | |
| General Silo - Tennis Court, Light Pole, Paint | | | | | | | | | | |
| COMMON AREAS ENTRANCE BLDG, PAVILION, STORAGE BLDG | | | | | | | | | | |
| Building Exterior - Pavilion & Pool Storage, Entrance - Asphalt Roof, Replace | | | | | | | | | | |
| Building Exterior - Vinyl Siding Repair Allowance | | | | | | | | | | |
| Building Exterior - Storage Bldg, Double Doors, Replace | | | | | | | | | | |
| Building Exterior - Pump Room, Door, Replace | | | | | | | | | | |
| Building Exterior - Pavilion, Fans, Replace | | | | | | | | | | |
| Building Exterior - Repair / Paint Allowance | | | | | | | | | | |
| General Silo - Pump Room, Walls, Refurbish | | | | | | | | | | |
| General Silo - Pump Room, Electrical, Refurbish | | | | | | | | | | |
| COMMON AREAS PUMP ROOM MECHANICAL | | | | | | | | | | |
| General Silo - Pool Filters, Replace | | | | | | | | | | |
| General Silo - Pool Filter Sand Replacement | | | | | | | | | | |
| General Silo - Pumps, Main & Back Pools | | | | | | | | | | |
| General Silo - Siphon Suction | | | | | | | | | | |
| General Silo - Well Pump & Pressure Tank, Replace | | | | | | | | | | |
| General Silo - Water Softener, Iron Filter Suction, Refurb | | | | | | | | | | |
| General Silo - Water Suction, Manual Strainer | | | | | | | | | | |
| COMMON AREAS BABY & MAIN POOLS, FENCES & FURNITURE | | | | | | | | | | |
| General Silo - Pool, Main & Baby, Resurfacing / Liner | | | | | | | | | | |
| General Silo - Pool, Resurfacing / Coping | | | | | | | | | | |
| General Silo - Pool, Covers, Replace | | | | | | | | | | |
| General Silo - Pool Outer Surrounding Fence, 12' Chain Link, Repair Allowance | | | | | | | | | | |
| General Silo - New Entrance Gate | | | | | | | | | | |
| General Silo - Pool Inner Fence, 6' Vinyl, Repair Allowance | | | | | | | | | | |
| General Silo - Pool Tables, Chairs, Lounges, Umbrellas, Replacement Allowance | | | | | | | | | | |
| General Silo - Pavilion Picnic Tables, Replacement Allowance [6] | | | | | | | | | | |
| COMMON AREAS ASPHALT & CONCRETE | | | | | | | | | | |
| General Silo - Asphalt, Paving, Repair & Seal Coat | | | | | | | | | | |
| General Silo - Asphalt, Paving ~12,000 Sq Ft | | | | | | | | | | |
| General Silo - Concrete, Sidewalks and Pool Deck Repair Allowance | | | | | | | | | | |
| General Silo - Concrete, Pool Deck, Resurfacing 7458 SF | | | | | | | | | | |
| General Silo - Concrete, Pool Deck, Resurfacing 7458 SF | | | | | | | | | | |
| General Silo - Concrete, Pavilion Deck & 5th Floor, Repair Allowance | | | | | | | | | | |
| COMMON AREAS ENTRANCE | | | | | | | | | | |
| General Silo - Entry Mezzanine, Floor & Wall, Repair Allowance | | | | | | | | | | |
| General Silo - Irrigation, Well Pump & Pressure Tank, Replace | | | | | | | | | | |
| General Silo - Irrigation Suction, Repair & Maintenance Allowance | | | | | | | | | | |
| General Silo - Galvanneal, Resurf | | | | | | | | | | |
| General Silo - Galvanneal, Door & Windows, Replace | | | | | | | | | | |
| General Silo - Light Fixtures, Landscaping & Carriage Rollers Allowance | | | | | | | | | | |
| COMMON AREAS LAKE & DAM | | | | | | | | | | |
| General Silo - Dam Culvert Rehabilitation 1 | | | | | | | | | | |
| General Silo - Dam Culvert Rehabilitation 2 | | | | | | | | | | |
| General Silo - Dam Maintenance - Skerfline Rehabilitation | | | | | | | | | | |
| General Silo - Dam Maintenance - Break Removal (Landscaping) | | | | | | | | | | |
| General Silo - Dam River - Reservoir Pond | | | | | | | | | | |
| General Silo - Concrete Spillway and Headwall Rehabilitation | | | | | | | | | | |

EXPENSES

| Component | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|----------|----------|----------|----------|----------|----------|----------|---------|----------|----------|
| COMMON AREAS TOT LOT | | | | | | | | | | |
| General Silo | \$288 | \$8 | \$243 | \$8 | \$227 | \$8 | \$242 | \$8 | \$257 | \$8 |
| General Silo | \$8 | \$285 | \$8 | \$228 | \$8 | \$234 | \$8 | \$243 | \$8 | \$255 |
| General Silo | \$8 | \$2,854 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$413 | \$8 | \$448 | \$8 | \$458 | \$8 | \$453 | \$8 | \$524 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| COMMON AREAS TENNIS COURTS, FENCES & LIGHTS | | | | | | | | | | |
| General Silo | \$1,588 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$7,748 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$7,388 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$1,238 | \$1,278 | \$1,278 | \$1,313 | \$1,354 | \$1,485 | \$1,458 | \$1,435 | \$1,544 | \$1,533 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| COMMON AREAS ENTRANCE BLDG, PAVILION, STORAGE BLDG | | | | | | | | | | |
| Building Ext. | \$8 | \$8 | \$8 | \$8 | \$8 | \$22,343 | \$8 | \$8 | \$8 | \$8 |
| Building Ext. | \$8 | \$8 | \$533 | \$8 | \$8 | \$285 | \$8 | \$8 | \$443 | \$8 |
| Building Ext. | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| Building Ext. | \$8 | \$8 | \$8 | \$8 | \$284 | \$8 | \$8 | \$8 | \$8 | \$8 |
| Building Ext. | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| Building Ext. | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| Building Int. | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$1,588 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| COMMON AREAS PUMP ROOM MECHANICAL | | | | | | | | | | |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$454 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$5,435 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$528 | \$8 | \$8 | \$8 | \$8 | \$443 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$1,288 | \$8 | \$8 | \$8 | \$8 | \$1,485 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$748 | \$772 | \$737 | \$822 | \$843 | \$876 | \$384 | \$333 | \$353 |
| COMMON AREAS BABY & MAIN POOLS, FENCES & FURNITURE | | | | | | | | | | |
| General Silo | \$22,858 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$4,428 | \$8 | \$8 | \$8 | \$8 | \$4,832 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$5,325 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$5,388 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$533 | \$8 | \$8 | \$8 | \$284 | \$8 | \$8 | \$8 |
| General Silo | \$1,888 | \$1,832 | \$1,855 | \$1,833 | \$1,434 | \$1,471 | \$1,288 | \$1,247 | \$1,287 | \$1,328 |
| General Silo | \$8 | \$234 | \$8 | \$343 | \$8 | \$334 | \$8 | \$355 | \$8 | \$378 |
| COMMON AREAS ASPHALT & CONCRETE | | | | | | | | | | |
| General Silo | \$2,788 | \$8 | \$8 | \$8 | \$8 | \$4,331 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$71,354 |
| General Silo | \$8 | \$1,832 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$588 | \$8 | \$8 | \$8 | \$8 | \$585 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$515 | \$8 | \$528 | \$8 | \$585 | \$8 | \$623 | \$8 | \$654 |
| COMMON AREAS ENTRANCE | | | | | | | | | | |
| General Silo | \$8 | \$515 | \$8 | \$8 | \$8 | \$8 | \$584 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$1,888 | \$1,832 | \$1,855 | \$1,833 | \$1,434 | \$1,471 | \$1,288 | \$1,247 | \$1,287 | \$1,328 |
| General Silo | \$8 | \$8 | \$8 | \$8 | \$1,385 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$888 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$187 | \$8 | \$113 | \$8 | \$121 | \$8 | \$123 | \$8 |
| COMMON AREAS LAKE & DAM | | | | | | | | | | |
| General Silo | \$8 | \$7,224 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8 | \$5,325 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$8 | \$8,328 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| General Silo | \$1,888 | \$1,832 | \$1,855 | \$1,833 | \$1,434 | \$1,471 | \$1,288 | \$1,247 | \$1,287 | \$1,328 |
| General Silo | \$8 | \$8 | \$5,325 | \$8 | \$5,671 | \$8 | \$5,848 | \$8 | \$5,433 | \$8 |
| General Silo | \$1,588 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 | \$8 |
| Annual Expend. | \$44,858 | \$33,535 | \$38,533 | \$42,388 | \$44,241 | \$37,235 | \$48,332 | \$7,867 | \$14,828 | \$88,342 |

| Key Near Term Provisions | | |
|----------------------------------|----|----|
| Project | 24 | 25 |
| Culvert Refurbished | X | X |
| Headwall & Riser Repaired | X | |
| Shoreline Repaired | | X |
| Tot Lot Repair | | X |
| Front Gate House Repaired | X | |
| Asphalt Repair | X | |
| Pool Entrance Gate | X | |
| Pool Liners | X | |
| Tennis Court Refurbishment | | X |
| Tennis Court cleaning & Patching | X | |

Member Comments and Questions

Next Board Meeting: Tuesday 24 October

Chancellor Community Center

6:00 pm Executive Session (Closed): ACC Actions, Contracts, Purchases

6:30 pm Regular (Open) Session

Annual Meeting: Tuesday 16 January 2024
Chancellor Community Center