

11/21/2010 – ROEHOA Board Meeting Minutes

Meeting Called to order 7:05PM

In Attendance:

David White
Bill Cartwright
Mark Gupton

David\Finance Update:

- Clubhouse carpet was cleaned.
- Next year will be roughly \$5K over budget
- Currently have proper reserves per loan agreement for clubhouse improvements.
- Should be ok to handle rest of 2010 going into 2011.
- \$50.00 Late fee will be added to annual dues if paid 60 days after due date of 1/30/2011.

Mark\Covenants – Security Camera Update – Annual Meeting - Misc:

- Have proposal from company offering lease to own project that provide 2 cameras and a DVR on a 5 year plan for \$173 per month.
- Need to chat up our neighbors for nominees for 2011 ROEHOA Board.
- Annual Meeting will be held 1/30/2011.
- No full rewrite of covenants will be done.
- 3 Covenant amendments will be set for vote.
 - Allowing ROEHOA board to take punitive actions\ fines for violations of covenants.
 - Reduction of dues for ROEHOA Board Offices, Members, and those performing special duties for the HOA (Clubhouse, Social Activities, Pool, etc.). ROEHOA Board Officers annual dues reduced by \$150.00, ROEHOA Board Members and those performing specials duties dues will reduced by \$75.00.
 - Late Fee for dues of \$50

Meeting adjourned @ 8:10PM

**Royal Oaks Estates Homeowners Association
2011 Budget - Jan 2011 - Dec 2011**

Income:	2011 Budget		
	Yearly		Monthly
Annual Dues	54,567		
Clubhouse rental	100		
Interest	250		
Uncollected Dues(-10%)	(5,457)		
Total Income	49,460		
Expenses			
Utilities:			
Electric	3,500	6%	292
Phone	720	1%	60
Water	1,200	2%	100
Maintenance:			
Grounds-Monthly	11,532	21%	961
Pool-Monthly	4,500	8%	375
Building/Grounds	1,000	2%	83
Other-Tennis/Pool	1,000	2%	83
Administration/Community:			
WWW/Blog	75	0%	6
Social Committee	1,000	2%	83
Neighborhood watch	-	0%	-
Taxes, Fees, Permits, Ins:			
Federal - IRS tax	350	1%	29
State Tax	100	0%	8
Property Tax - Gwinnett Tax	1,500	3%	125
Fees,Permits	150	0%	13
Insurance	1,154	2%	96
Legal	-	0%	-
Improvements:			
Building/Furnishings	1,000	2%	83
Loan:			
Clubhouse Loan	24,996	45%	2,083
Fees	-	0%	-
Other			
Misc	1,200	2%	100
Total Expense	54,977	100%	4,581
Net Income(Loss)	(5,517)		