



Annual Meeting

April 21, 2017

La Bandera

Phase III Home Owners Association

lb3hoa@gmail.com



Annual Meeting

April 21, 2017

- Did you sign the voting/attendance list?
 - If not, please do so now.
 - One signature is required for each address present.
 - This list is used to verify our ballot totals for the election of the board at the end of this meeting.
 - Each address is allowed one vote/one ballot.



Meeting Agenda

- Introduce 2016/17 Board
- HOA Organization
- HOA Mission
- Financial Overview
- Recap of HOA Actions
- Review of Board Positions
- Election for 2017/18 Board

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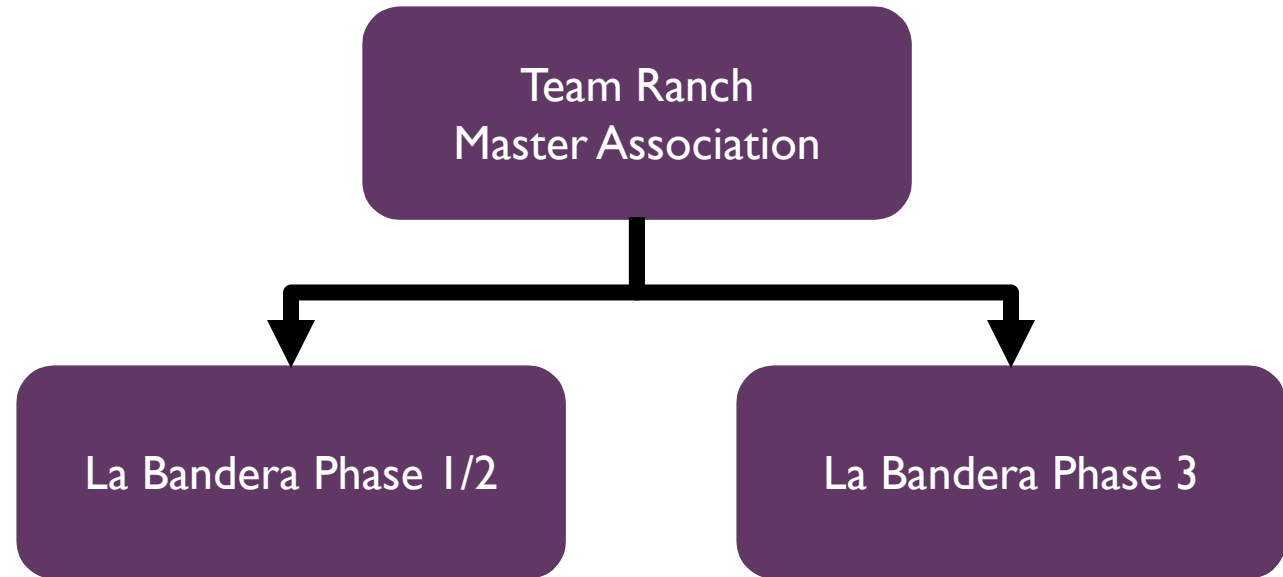
Introduce 2016/17 Board

- President: Brian Lott
- Vice President: Mike Seraphin
- Secretary: Shannon Hart
- Architectural Control Chair/Member
At Large: Ken Hassler
- Treasurer: David Jeffreys

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HOA Organization



- Part of the HOA dues collected is paid to the Master Association
- Control of La Bandera Phase 3 HOA was passed to residents in 2007
- La Bandera Phase 3 has 111 Homes – La Bandera, Tejas, Arroyo, Plata, Pico

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HOA Mission

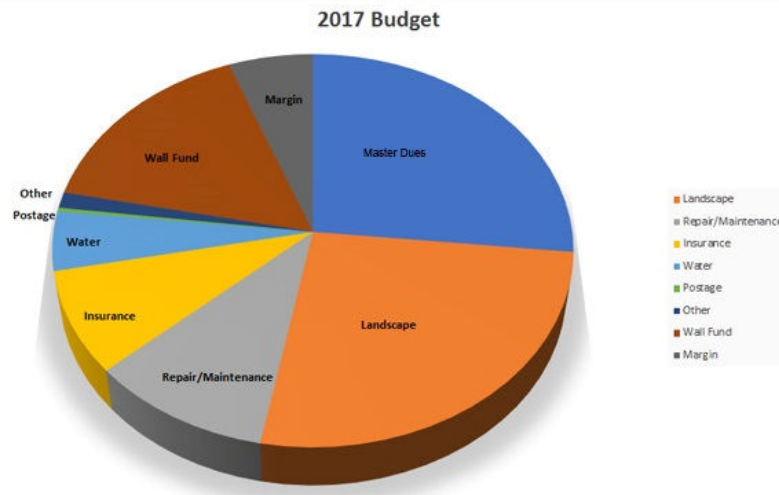
- Maintain our community for the common good and general welfare of the subdivision and its members
- Enhance the property values for all residents
- Uphold the integrity of Team Ranch Master Association

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Financial Overview

2017 Budget



Expense Category	2017
Master Dues	\$8,349
Landscape	\$6,000
Repair/Maintenance	\$1,500
Insurance	\$2,643
Water	\$1,400
Postage	\$200
Other	\$290
Wall Fund	\$5,000
Margin	\$2,370
Total	\$27,752
Per Household	\$250

- HOA dues for 2017 are \$250
- All 2017 dues as well as outstanding dues for 2016 have been collected
- A portion of the dues is allocated for the required Team Ranch Master Association dues and the City of Benbrook Reserve “Wall” Fund
 - The City requires the HOA to accrue a fund of \$41,650 within 8 years

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Financial Overview

Budgetary Analysis

Expense Type	2010	2011	2012	2013	2014	2015	2016
Landscape	\$ 6,468	\$ 6,550	\$ 7,740	\$ 7,699	\$ 7,231	\$ 8,054	\$ 10,059
Master Dues	\$ 7,203	\$ 7,203	\$ 7,203	\$ 7,203	\$ 7,203	\$ 8,349	\$ 8,349
Wall Fund	\$ 5,000	\$ 5,045	\$ 5,086	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 1,931	\$ 1,931	\$ 1,956	\$ 1,963	\$ 2,029	\$ 2,198	\$ 2,643
Water	\$ 2,848	\$ 1,425	\$ 1,079	\$ 693	\$ 2,022	\$ 1,489	\$ 1,978
Maintenace/Repairs	\$ 557	\$ 1,395		\$ 1,591	\$ 1,120	\$ 2,087	\$ 3,353
Other		\$ 1	\$ 12	\$ 802	\$ 122	\$ 171	\$ 368
Postage	\$ 109	\$ 177	\$ 139	\$ 187	\$ 231	\$ 202	\$ 183
Paypal	\$ 21	\$ 7	\$ 36	\$ 50	\$ 36	\$ 14	\$ 40
Total per House	\$ 236	\$ 232	\$ 228	\$ 245	\$ 243	\$ 266	\$ 306
Early Nov. Balance	\$ 3,899	\$ 5,632	\$ 9,004	\$ 9,268	\$ 9,685	\$ 10,086	\$ 5,245

- Wall replacement fund on track
- Significant budget pressures in the last two years
 - \$2800 in Landscaping expense for replacing the evergreens at the entrances (Jan 2016)
 - Substantial costs incurred due to broken sprinklers – both repair and high water bills
- The HOA ran a deficit of approximately \$1800 in 2016
- Budget reserves will not support another year of excessive expenses

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Recap of HOA Actions

- Transition of Board
- Established 2017 budget and calendar
- Implemented aggressive control measures to off-set 2016 deficit and replenish reserves without increasing dues
 - Executed water-saving sprinkler schedule
 - Evaluated sprinkler maintenance avoidance measures
 - Researched and employed new lawn maintenance company
 - Sought out alternative insurance options and higher interest CD for reserve funds
- Recovered outstanding dues for 2016 and collected all dues for 2017
- Hosted neighborhood-wide fall cookout and meet-n-greet
- Updated and maintained online presence (Nextdoor, website, Facebook)
- Resolved issues, complaints and requests

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Review of Board Positions

- **PRESIDENT:** Retrieve weekly mail from the local PO box, follow up collections of dues in January, oversee entrance landscaping/sprinklers.
- **VP:** Maintain the HOA Email account to reply/forward, email neighbors with updates, coordinate spring potluck and late summer garage sale.
- **SECRETARY:** Take meeting minutes, update website, secure annual spring meeting venue and deliver manual door-to-door notices (if needed).
- **TREASURER:** Pay bills, approve spending, provide financial reports, file taxes, send out dues invoices.
- **ARCHITECTURAL CONTROL CHAIR /MEMBER AT LARGE:** Respond, timely, to ACC requests and violation notices.

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Election of 2017/18 Board

- President: Mike Seraphin
- Vice President: Open
- Secretary: Shannon Hart
- Architectural Control Chair/Member At Large: Ken Hassler
- Treasurer: David Jeffreys

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