



Annual Meeting

April 29, 2018

La Bandera

Phase III Home Owners Association

lb3hoa@gmail.com



Annual Meeting

April 29, 2018

- 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 2017/18 Board
- HOA Organization
- HOA Mission
- Recap of HOA Actions
- Financial Overview
- Beautification Projects
- Upcoming Events
- Review of Board Positions
- Election for 2017/18 Board
- Guest Speaker

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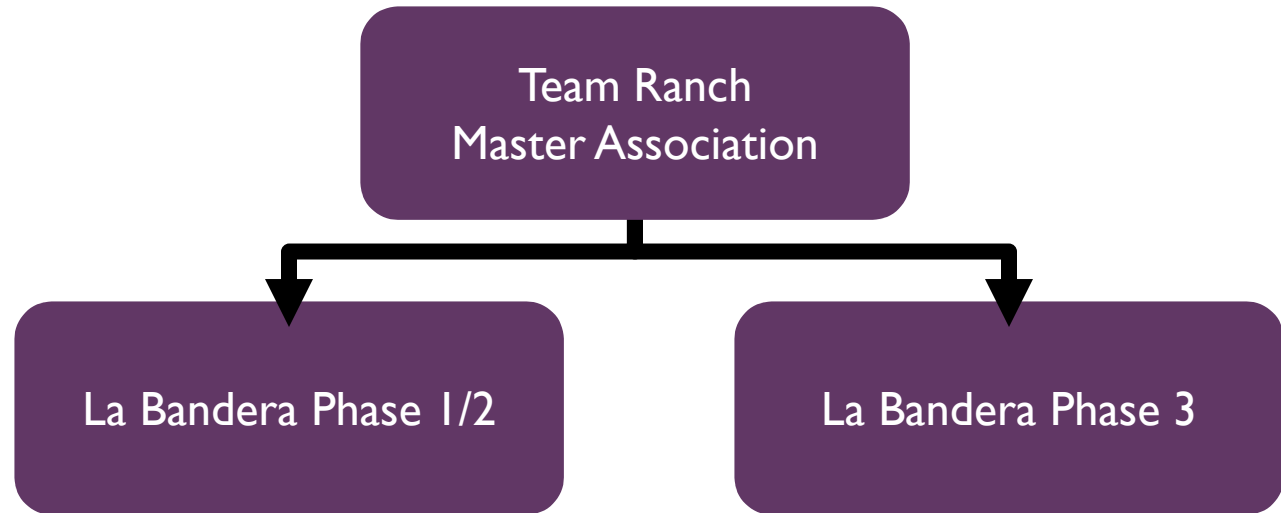
Introduce 2016/17 Board

- President: Mike Seraphin
- Vice President: Anita Mitchell
- 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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Recap of HOA Actions

- Transition of Board
- Established 2018 budget and calendar
- Continued aggressive cost control measures
- Coordinated multiple beautification projects
- Collections of dues
- Hosted neighborhood-wide cookout
- Sponsored neighborhood-wide garage sale
- Updated and maintained online presence (Nextdoor, website, Facebook)
- Resolved issues, complaints and requests

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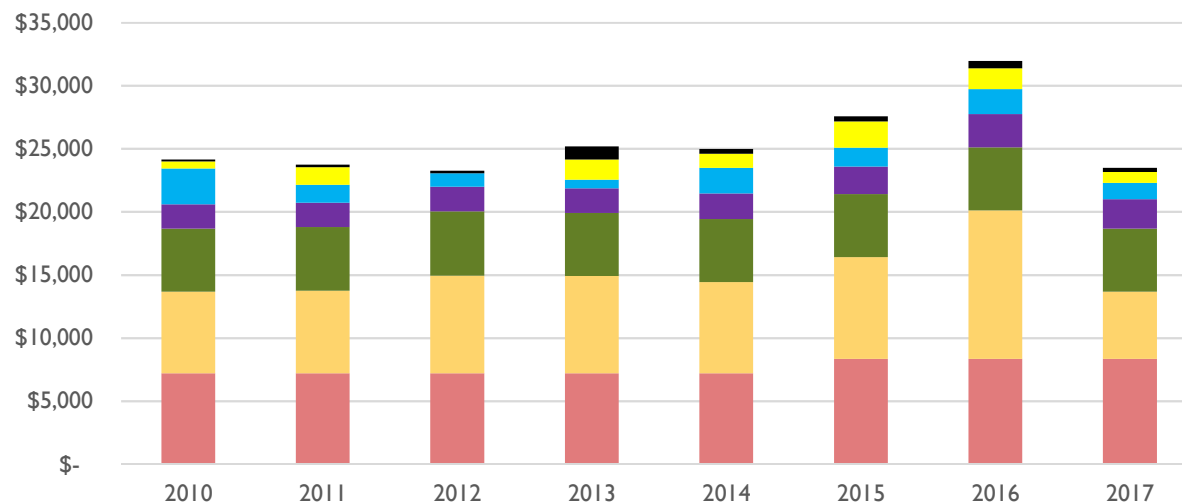


Financial Overview

2010 – 2017 Budgetary Analysis

- Aggressive focus on controlling expenses paid off

Expense Type	2010	2011	2012	2013	2014	2015	2016	2017
Master Dues	7,203	7,203	7,203	7,203	7,203	8,349	8,349	8,349
Landscape	6,468	6,550	7,740	7,699	7,231	8,054	11,754	5,318
Wall Fund	5,000	5,045	5,086	5,000	5,000	5,000	5,000	5,000
Insurance	1,931	1,931	1,956	1,963	2,029	2,198	2,643	2,343
Water	2,848	1,425	1,079	693	2,022	1,489	1,978	1,294
Maintenance/Repairs	557	1,395		1,591	1,120	2,087	1,658	848
Other	131	185	186	1,039	388	386	591	346
Total per House	236	232	228	245	243	266	306	230



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Financial Overview

2018 Budget

Dues for the year 2018 increased by \$25 per household to partially cover the cost assessed for a much-requested front entrance lighting

As such, dues for 2018 total \$275 per household. The special project assessment is a one-time expense and we hope to go back to dues of \$250 the following year, if projected expenses allow it.

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Expense Category	
Master Dues	\$ 8,349
Landscaping	\$ 4,500
Wall Fund	\$ 5,000
Insurance	\$ 2,675
Water	\$ 1,500
Maintenance/Repairs	\$ 850
Other	\$ 350
Electricity	\$ 250
Lighting Project	\$ 5,000
Per Property	\$ 275

- HOA dues for 2018 are \$275
- 108 of 111 2018 dues have been collected (one of the three is in foreclosure)
- Operating fund balance is \$17,434
- Wall Fund savings account balance is \$46,951
 - We have about 1500 feet of wall, plus the four entry signs



Beautification Projects

Trees on Cook Ranch

- Mike Seraphin is working to cut back trees

Front Entrance Plantings

- Volunteers planted front beds
- Plants are perennials and return, but may need to be replaced on occasion

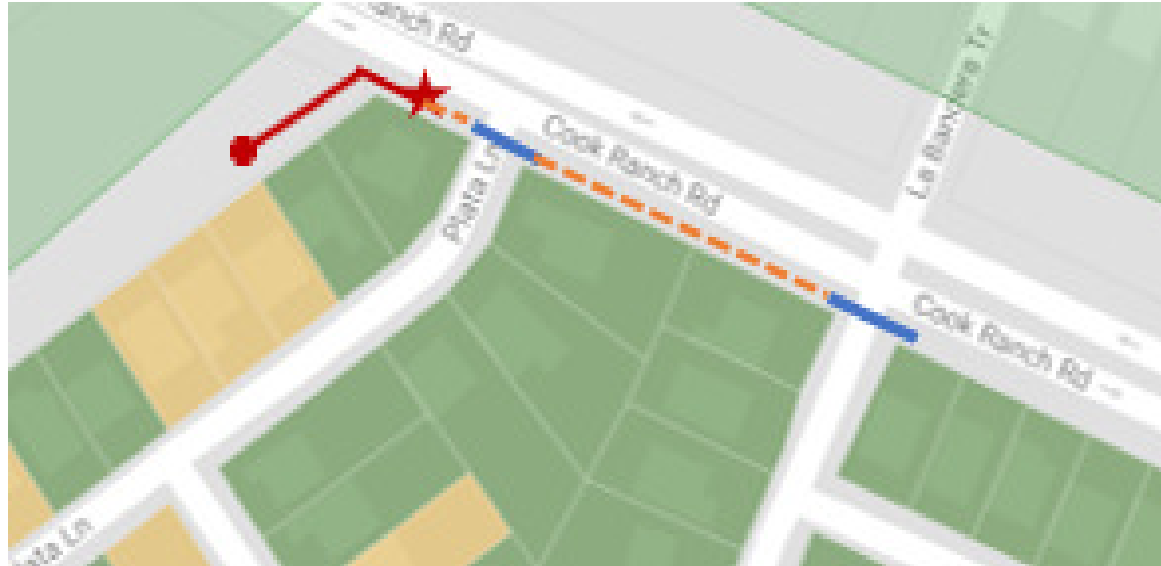
Sprinklers

- Installed water valve off Plata for hand-watering/clean-up
- Sprinklers will need some repair due to winter breakage

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Beautification Projects



Front Entrance Lighting Project

- Oncor add transformer to post behind 5508 Plata (red line)
- Electrician put in a meter pedestal at side of bed (star)
- Boring company bore under both streets (blue line)
- Electrician run line from meter to beds (orange dotted line)
- Electrician put in lights in all 4 beds

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Beautification Projects

Front Entrance Lighting Project Update

- Boring under roads is complete
- Digging for electric line in in progress
- Oncor will connect electricity when pedestal is installed for meter
- Will put in tall grass to conceal meter

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Upcoming Events

- LB3 Beautification Projects: May
- Rescheduled HOA Spring Potluck: May 19
- E-Waste and Doc Shredding: Jul 17
- HOA Neighborhood Garage Sale: late Aug
- E-Waste and Hazard Collection: Aug 25
- Benbrook Trash Bash: Sep 15
- HOA Fall Potluck: TBD
- E-Waste and Doc Shredding: Oct 27
- 2019 Dues Collection: Jan 1
- Annual Board Meeting/Election: Apr

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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 2018/19 Board

- President: Mike Seraphin
- Vice President: Gena Dowell
- Secretary: Shannon Hart
- Treasurer: David Jeffreys
- Architectural Control Chair/Member at Large: Ken Hassler
- Member at Large: Anita Mitchell

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