



Grand Pointe
Meadows
ANNUAL REPORT 2019

Executive Summary

Incepted in 2010, the Grand Pointe Meadows Single Family Homeowner's Association (GPMHOA) is a 5-member body that represents homeowners in the maintenance of the 118-unit subdivision. This annual report is intended to give homeowners an overview of 2018 operations as well as a snapshot of expected activities for 2019. All told, the subdivision and its finances are in solid condition.

Board Mission and Structure

The GPMHOA is comprised of five (5) individuals, all of whom are subdivision homeowners. The mission of the board is to protect the assets of the homeowners while maintaining our shared investment. The board for 2018 included:

- Becky Carnes, President
- Paul Bertone, Vice-President
- John Budnyk, Secretary
- Tony Caceres, Treasurer
- Chris Nelson, Immediate Past-President/Member-at-Large

The board continues to contract with a management company, Rage Management, to assist in the conduct of daily duties, including the acquisition of common area property insurance; accounts receivable and payable; proper filing of pertinent state and federal documents; retention of counsel when necessary; and guidance on HOA functions.

2018 Items of Note

Huntley Road Entrance Improvements: The GPM HOA in conjunction with the Village of West Dundee began installation of lighting at the Huntley Road entrance.

Rose bushes replaced: Fifteen Knockout Rose bushes were replaced at the Huntley Road Entrance.

Dues Stable for 2019: The annual homeowners dues remained static for the 2018 fiscal year and will remain so for 2019. During the budgeting process, the board felt that a dues increase was unnecessary given the strong financial position the subdivision is in currently.

Mailboxes Replaced/Repaired: The board worked to replace damaged mailboxes and Chris Nelson did some paint touch up in order to keep them looking nice.

New Website: The HOA continued to monitor online activity on both the Facebook page and the new website.



Boulevard Trees Replaced: Seven (7) trees were replaced on Grand Pointe Meadows Blvd. in order to have a uniform look down the Boulevard. Three odd trees were removed and placed on the Huntley Road berm.

Tree Replacement: As a part of the 50/50 Tree Replacement Program, eleven (11) trees were replaced on the parkways.

A Look Ahead to 2019

Mulching: The HOA will have the entire subdivision mulched this year.

Mailbox Replacements: The HOA plans to continue to replace mailbox units and numerals in 2019.



2019 Budget

INCOME	
Assessment Income (\$250 per lot)	\$33,500.00
Interest Income	\$0.00
Pond Maintenance Refund	\$0.00
Legal Fee Income	\$1,275
Miscellaneous Income	\$0.00
Total Revenue	\$34,775.00

EXPENDITURES	
G&A Expenses	
Printing & Postage	\$398.00
Legal Fees	\$250.00
Tax Return	\$125.00
Insurance	\$1,416.00
License Permit	\$15.00
Bad Debt	\$250.00
Miscellaneous	\$186.00
<i>Total G&A Expense - Admin</i>	<i>\$2,640.00</i>
Operating Expenses	
Landscape Repairs	\$3,550.00
General Repairs	\$350.00
Holiday Decorations	\$250.00
Powerwash Monument Expenses	\$80.00
Miscellaneous	\$0.00
<i>Total Operating Expense</i>	<i>\$4230.00</i>
Contract Services	
Management Fee	\$5,400.00
Scavenger Fee	\$0.00
Landscaping Maintenance	\$12,000.00
Mulching	\$6,000.00
Pond Maintenance	\$5,060.00
<i>Total Contract Services</i>	<i>\$28,460.00</i>
Reserves	
Transfer to Budgetary Reserve Fund	\$6315.00
<i>Reserves Total</i>	<i>\$6315.00</i>
Expenditures Total	\$34,775.00



2019 HOA General Calendar

- **January 1, 2019:** Fiscal Year 2019 commences.
- **February 1, 2019:** Annual dues notices mailed to residents.
- **February 6, 2019:** Regular GPMHOA Meeting; 7PM; West Dundee Public Safety Building II.
- **February 1, 2019:** Annual report due to Secretary of State; HOA tax return preparation commences.
- **April 1, 2019:** Landscape maintenance commences.
- **November 30, 2019:** Landscape maintenance ends.

2019 HOA Board Meeting Calendar

All meetings are tentative. Some changes are made during the course of the year and will be posted on our Website and Facebook page.

- **April 2, 2019:** Regular GPMHOA Meeting; 7PM; West Dundee Public Safety Building II.
- **June 4, 2019:** Regular GPMHOA Meeting; 7PM; West Dundee Public Safety Building II.
- **September 3, 2019:** Regular GPMHOA Meeting; 7PM; West Dundee Public Safety Building II.
- **December 3, 2019:** Regular GPMHOA Meeting; 7PM; West Dundee Public Safety Building II; 2019 budget approved; pending year homeowner's dues announced.

