

THE SUMMIT
at Lake Ridge

WELCOME

**THE SUMMIT at LAKE RIDGE
PROPERTY OWNERS
ASSOCIATION**

**April 27, 2023
Virtual Annual Meeting**

ORDER OF BUSINESS

- **Introductions**
- **Quorum & Approval of Meeting Minutes**
- **Reports**
 - **2022 Financial Results**
 - **2023 Budget**
 - **ACC**
- **Old Business**
 - **Gate Updates**
 - **Sprinkler System Updates**
- **New Business**
 - **Approval of ACC Members**
 - **2023 Summit BoD**
- **Property Owners' forum**
- **Adjourn**

BOARD MEMBER INTRODUCTIONS

- **John Hoopman, President**
- **Richard Haertling, Vice President**
- **Gary Karnavas, Secretary/Treasurer**

GrandManors ONSITE STAFF

- **Norm Marks, General Manager**
- **Tonya Turner, ACC**
- **Jill Seat, Compliance**

Quorum Verification and Minutes Approval

THANK YOU
John Hoopman
for your years of service to
the Summit POA

Reports

2022 Financials

Assessments	\$63,000
Other Income	\$ 1,688
Total Income	\$64,688
Utilities	\$5,894
Landscape Maintenance	\$12,383
Gates/Cameras	\$9,464
Professional Fees & Notices	\$2,261
POA Communications	\$683
Insurance	\$3,344
Management Fees	\$6,421
Administration Expenses	\$1,365
Total Expenses	\$41,815
Depreciation	\$1,163
Repair & Replacement Contribution	\$15,900

2022 Net Surplus
\$5,810

2023 YTD Financials 3/31/23

	Actual	Budget
Assessments	\$15,750	\$15,750
Other Income	\$ 789	\$216
Total Income	\$16,539	\$11,916
Utilities	\$1,657	\$1,629
Landscape Maintenance	\$3,481	\$3,345
Gates/Cameras	\$269	\$858
Professional Fees	\$1,586	\$579
Bad Debt	\$750	\$0
Insurance	\$836	\$678
Management Fees	\$1,200	\$1,200
Administration Expenses	\$1,107	\$510
Total Expenses	\$10,886	10,548
Depreciation & Contingency	\$0	1,347
Repair & Replacement Contribution	\$4,050	\$4,050

Net Surplus
\$1,603

Cash Accounts

as of March 31, 2023

Operating Funds - \$127,193

Repair & Replacement (R&R) Funds - \$210,707

Total Operating and R&R Funds - \$337,900

In addition, we have Construction Deposit
funds of \$41,760

2022 ACC

- **Thank you to our ACC members!**
 - **Ronnie Hernandez**
 - **Don Perkins**
 - **Beverly Range**

Activity Past 12 Months

- 19 ACC submissions
- 4 New home submittals

Violation Report

Since July 2022

Landscaping	28
Rubbish & Debris	2
Architectural	2
Building / Construction	2
Signs	1
Closed	21
Total	56

Old Business

- Entrance Gate Updates
- Sprinkler System Updates

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New Business

2023 ACC MEMBERS

- **Ronnie Hernandez, Chairperson**
- **Don Perkins**
- **Jeff Willis**

2023 BOARD MEMBERS

- **Anthony Baker, President**
- **Richard Haertling, Vice President**
- **Gary Karnavas, Secretary/Treasurer**

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Property Owners' Forum

■ **QUESTIONS AND COMMENTS**

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**THANK YOU FOR
SUPPORTING THE
SUMMIT at LAKE
RIDGE POA**