

SOCOMA, Inc.

Annual Homeowners Meeting 2020

Agenda

- I. Welcoming Remarks *Viviane Wadiche, President*
- II. Minutes of the 2019 May Board Meeting *Viviane Wadiche, President*
- III. Management Reports
- Accomplishments from 2019 *Viviane Wadiche, President*
 - Goals and Objectives 2020 *Viviane Wadiche, President*
 - 2020 Budget *Chris Pritchard, Treasurer*
- IV. New Business
- Election of Board Member *Election Judge, Francisco Rivera
Donald Bernard*
 - Appreciation of Volunteers *Viviane Wadiche, President*
- V. Open Discussion
Members in good standing will have the opportunity to present any matters to the Board.
Speaker will please address the Board with questions to the point.
No other unit owner may interfere in discussion (no voting will take place)
- VI. Adjournment

SOCOMA HOA ANNUAL HOMEOWNERS MEETING MINUTES

May 16, 2019

Meeting called to order at 7:03 p.m.

Attending Board Members: Viviane Wadiche, Estevan Munoz, Cindy Neely, and Chris Pritchard

Property Manager: Vickie Johnson

Accountant: Sherri Kraus

ACC: Chris Pritchard

Attending Residents: Al Crouch, Dave Doderer, Gina and Ralph Cortez, Bill Neely, and 7 others

I. Welcoming Remarks by president Viviane Wadiche

II. Minutes of the 2018 Annual Meeting read by Vickie Johnson

III. Management Reports by president Viviane Wadiche and treasurer Chris Pritchard

- Viviane listed SOCOMA's accomplishments since May of 2018. She noted that the parties had been well-attended, the garage sale had 12 registered participants, SOCOMA will publish a newsletter each quarter, and that the swim team had had a successful registration. She also introduced Vicki Johnson as the new property manager.
- Viviane asked that residents provide SOCOMA with their email addresses.
- Chris read the Profit and Loss Overview.
- Chris explained that a reserve study is a legal way to assess the life of mutual amenities and to assess project replacement/repair costs.
- Bill Neely commended the board for growing the assets in spite of some expensive but necessary improvements.
- Estevan credited past board members in addition to current board members for SOCOMA's fiscal success.
- Viviane distributed thank you notes and recognized the recipients.

IV. New Business

- At Viviane's request, Al Crouch announced the election results. He mentioned that a member had pointed out a typographical error on the ballot but that the error had not affected the election results. Forty-five ballots were cast and 44 are needed to make a quorum. Vince Benedict had 19 votes, Tom Swegle had 38 votes, and Doug Kraus had 29 votes. Doug Kraus and Tom Swegle were appointed to the board.

V. Open Discussion

- Dave Doderer pointed out that there are discrepancies in SOCOMA's website and pool rules regarding the age for using the pool without adult supervision.
- Dave asked the board to reduce the number of lifeguards required on duty per shift for May.

- Dave requested that the board stress to residents that the pool gate must remain locked when lifeguards are not present.
- Dave also recommended that the gate remain locked when the pool is busy and staffed by lifeguards.
- Dave suggested that SOCOMA install videocams with Wi-Fi.
- Dave stated that he would like the pool manager and lifeguards to be able to call police to de-escalate certain situations.
- Viviane said that information regarding the pool would be published on Nextdoor and mentioned that guests are only charged when there are lifeguards.
- A discussion of installing an electronic keypad ensued.
- Dave suggested reviewing the security of the current pool entry lock.
- Dave suggested that SOCOMA buy a rover for cleaning the pool.
- A resident asked about enlarging the playground and suggested adding a slide, a climbing wall, or a larger tunnel.

VI. Adjournment- at 7:37 p.m.

SOCOMA
Profit & Loss YTD Comparison
January through December 2019

	<u>Jan - Dec 19</u>
Income	
Dues	168,950.00
Misc. Income	17,720.52
Recreation Center Revenues	6,000.00
Swim Team Revenues	19,060.75
Total Income	211,731.27
Expense	
Administrative	4,325.38
Community Relations	1,460.51
Landscape	
Landscape - Maintenance/Repairs	21,462.73
Landscape - Supplies	476.76
Utilities - Landscape Water	3,892.02
Total Landscape	25,831.51
Management Fees	
Accountant Fees	11,055.60
Association Handyman	5,733.70
Manager Payroll	11,475.20
Total Management Fees	28,264.50
Miscellaneous	3,240.00
Office Expenses	3,239.65
Pool	
Payroll	
Payroll	16,038.55
Pool - Chemical	4,946.22
Pool - Lifeguard Reimbursements	33.89
Pool - Maintenance	7,333.80
Pool License	229.69
Pool Manager	1,141.00
Pool Supplies	875.82
Utilities - Pool Water	7,294.91
Workmans Comp	111.17
Total Pool	38,005.05
Recreation Center	
Rec - Cleaning	120.00
Rec - Maintenance	7,566.40
Rec - Security	424.12
Rec - Supplies	295.57
Rec - Telephone	914.03
Rec Center Insurance	8,247.05
Utilities - Rec Ctr - Electric	8,683.32
Utilities - Rec Ctr Water	2,010.39
Total Recreation Center	28,260.88
Sport Courts/Playground	2,912.89
Swim Team	17,385.90
Federal & Property Taxes	1,480.88
Total Expense	154,407.15
Net Ordinary Income	57,324.12
Reserve Contribution	25,809.37
Net Income	31,514.75

	2020 Budget	
Ordinary Income/Expense		
Income		
Dues		
Homeowner Dues	167,500.00	
Lot Dues	1,350.00	
Total Dues	<u>168,850.00</u>	
Misc. Income		
Garage Sale	50.00	
Interest Income	3,500.00	
Late Fees	3,825.00	
Miscellaneous	1,175.00	
Pool Guest Fees	1,525.00	
Resale Certificate/Transfer Fee	4,000.00	
Total Misc. Income	<u>14,075.00</u>	
Recreation Center Revenues	5,625.00	
Swim Team Revenues		
Merchandise Sales	3,670.00	
Swim Team Concessions	1,355.00	
Swim Team Membership	14,000.00	
Total Swim Team Revenues	<u>19,025.00</u>	
Total Income	<u>207,575.00</u>	
Gross Profit	207,575.00	
Expense		
Administrative		
Bank/Merchant Fees	150.00	
Directors Insurance	2,850.00	
External Accounting & Tax Prep	500.00	
Membership Dues	120.00	
Membership/Association Dues	300.00	
Reserve Study	250.00	
Total Administrative	<u>4,170.00</u>	
Community Relations		
Homeowners Party or Events	1,800.00	
Total Community Relations	<u>1,800.00</u>	
Landscape		
Landscape - Improvements	15,750.00	\$550 + \$800Huebner entry \$1100 + 2000 pkt park \$550 + \$1550 Muleshoe \$1350 + \$2000 vineyard \$1350 + 800 rec/pool \$550 + \$3150 Hills of Stone Oak 1,000.00 tree trimming
Landscape - Maintenance/Repairs	25,000.00	includes lawn/handyman
Landscape - Supplies	2,000.00	weed/fertilizer
Utilities - Landscape Water	5,800.00	2017 inc by .10%
Total Landscape	<u>49,550.00</u>	
Management Fees		
Accountant Fees	11,000.00	
Manager Payroll	11,000.00	
Total Management Fees	<u>22,000.00</u>	
Miscellaneous		
Attorney Fees	1,000.00	
Resale Certificate Preparation	2,100.00	
Total Miscellaneous	<u>3,100.00</u>	

	Continued	2020 Budget
Office Expenses		
Computer		800.00
Postage		1,750.00
Printing		1,000.00
Supplies		500.00
Total Office Expenses		<u>4,050.00</u>
Pool		
Payroll		23,600.00
Pool - Chemical		4,000.00
Pool - Improvement		3,600.00
		\$1100 pool water pump \$2500 elect gates x 2
		2,700.00 Purgala Fence Repair
		2,000.00 Men Bath P-trap
		500.00 pool furniture (chairs)
Pool - Maintenance		7,700.00 clean tile \$200
Pool License		230.00
Pool Manager		2,576.00 more control over pool
Pool Supplies		750.00
Utilities - Pool Water		6,000.00
Workmans Comp		2,350.00
Total Pool		<u>56,006.00</u>
Recreation Center		
Rec - Cleaning		600.00
Rec - Maintenance		14,500.00 includes Handyman wage
Rec - Improvement		500.00 light improvement
Rec - Security		500.00
Rec - Supplies		800.00 inc flags
Rec - Telephone		1,280.00 WiFi added \$480
Rec Center Insurance		8,250.00
Utilities - Rec Ctr - Electric		9,500.00
Utilities - Rec Ctr Water		2,500.00
Total Recreation Center		<u>38,430.00</u>
Sport Courts/Playground		
Improvements		2,700.00 Court Flooring crack fill
Maintenance/Repairs		1,800.00 pressure wash/supplies
Total Sport Courts/Playground		<u>4,500.00</u>
Swim Team		
Coach Payroll		7,870.00
Concessions		585.00
Liability Insurance		725.00
Merchandise		4,000.00
Miscellaneous		300.00
Pool Use Fee		750.00
Supplies		2,500.00
Team Registration		1,250.00
Total Swim Team		<u>17,980.00</u>
Taxes		1,500.00
Total Expense		<u>203,086.00</u>
Net Ordinary Income		<u>4,489.00</u>
Reserve Contribution		31,614.00
Net Income		<u><u>-27,125.00</u></u>

Appreciation for the Volunteers

Board Members

Viviane Wadiche – President

Doug Kraus – Vice President

Chris Pritchard – Treasurer, ACC Committee & Nominating Committee

Tom Swegle – Secretary

Vince Benedict – At Large

Sherri Kraus – Accountant & Block Captain

Kristie Doderer - Pool Manager

David Doderer – Swim Team Coordinator

Block Captains

Renie Bober-Moken

Beth Cunningham

Ralph Cortez

Al Crouch - Block Captain & SOPOA Representative

Debbie Ebel

Jennifer Fagergren

Nominating Committee

Cyndy Thomas – Nominating Committee & Block Captain

Steve Vasquez

ACC Committee

Ken Ebel

Gina Cortez

Diana Kinlaw

Election Clerks

Francisco Rivero

Donald Bernard

Update on Operations for the Socoma facilities due to the Governor Mandate Opening to 50%, starting June 15th

New rules for the Tennis Court

Courts will be open from 6:00 am to 10:00 pm. 10 people will be allowed in the courts area at one time. Sign up on the signup sheet located on the gate is still required as the court is on a first come basis.

New rules for the Basketball Court

Two families at a time on the court. One on each end. Sign up on the signup sheet located on the gate is still required as the court is on a first come basis.

New rules for the pool area starting June 15th

From 6:00 to 12:00, Reservations and designated sitting area will be required so that social distancing is maintained with those families that want that option. This time frame will be managed by HOA Manager ([Vickie Johnson - 520-204-6566](tel:520-204-6566))

From 12:00 to 10:00 the pool will be open swimming, with guards on stand and up to the 50 people maximum. This time frame will be managed by the Pool Manager ([Kristie Doderer - 214-868-5286](tel:214-868-5286)) & Guards. Guards will work 12:00 to 10:00 normal hours and be on stand. Families are responsible for their own social distancing.

New Updates for the Rec Center

Rec Center will open for parties up to 50 people. Reservations need to be made through the manager per normal procedures.