

MONTHLY SUMMERTREE BOARD MEETING

Date: 12/13/2011

Attendees: Mickey, Warren, Cheryl, Greg and Cathey

AGENDA

Financial Manager's Report

1. Greg passed out the financial review that was done from January 2008 to September 2011 of Summertree's finances by Greg Winford, Cheryl Drennan and Beverly Greenhill. All finances checked out from the review.
2. Greg went over the financial report for the year and so far we are below budget on everything except Foxcroft.
3. The financial report was accepted.

Board President's Report

Completed tasks since previous meeting

1. Contacted Trey and met with him. Trey fixed the problems with the Woodlands landscape wall.
2. Contacted John Overton and talked to him about noise and lights in his rental.
3. Typed a letter to Chip Newman for approval by the Board about his extra lot. The letter was approved.
4. Contacted our attorney about finding a mechanism to collect dues on repossessed properties.
5. Visited Katherine Barlow's house. Paint removal wasn't perfect but is acceptable.

Issues & Plans for next month

1. Get with Greg about the amount of money available for planned improvement projects.
2. Call John Overton about a fence he repaired on his rental property and lawn maintenance issues.

Property Manager's Report

Completed tasks since previous meeting

1. Emailed the ARC about approving shutters at Ken and Karen Bailey's house if they apply for approval.
2. Finished Christmas decorations with help of Warren and Don.

Issues & Plans for next month

1. Research motion detector lights for the back area of The Woodlands.
2. Send an ARC letter to the renter in John Overton's Bedford house.
3. Email the Board about meeting at the Rayborn's house to look at the area where their hot tub is built.

Decisions/Issues discussed this meeting

1. Bobby and Annette Rayborn came to the meeting to discuss the hot tub that they built on common property behind their house several years ago. They are requesting that the Board allow the hot tub to stay there. They stated that the original landscaping was approved by the ARC and the hot tub is inside that landscaping. They have asked the Board to come look at the hot tub.
2. Dues were set for 2012 with a 2% increase over 2011. The regular Summertree dues will be \$554, The Woodlands dues will be \$1275 (554 + 721), and the Foxcroft dues will be \$994 (554 + 440).

Date for next meeting: January 17, 2012

Adjourn

Woodgreen Property Owners Association
Assessments Receivable
 As of December 13, 2011

Lot	Address	Name	Last Date Paid	Current Year	2010	2009	2008	Date of		Lien Date	Date Remitted to Collections	Comments
								Demand Letter				
02065	109 Konbridge	Watson, H	6/3/2011	\$499.03				6/22/2011				only \$100 paid
02111	208 Tamsworth	Newman, C	6/22/2011	\$447.02								\$157 from 2010/paid \$543
04009	533 Bedford	Pace, C	11/25/2011	\$67.55				6/23/2011	8/22/2011			Lien 8/22/11
04014	553 Bedford	Barlow, K		\$899.54								Lien 8/22/11
05011	11 Foxcroft	Perkins, V	9/30/2011	\$257.87				2/22/2011	2/23/2011			Lien 2/23/11
05012	12 Foxcroft	Smith, C		\$1,493.97	\$945.93							Lien 8/22/11
05015	15 Foxcroft	Baldwin, V	11/25/2011	\$319.12				6/23/2011	8/22/2011			Lien 8/22/11
06011	212 Sweetbriar	Farris, W		\$899.54				6/23/2011	8/22/2011			Lien 8/22/11
06025	142 Deertrail	Molpus, K		\$899.54				6/23/2011	8/22/2011			Lien 8/22/11
06027	154 Deertrail	Bell, S		\$608.06	\$847.60			7/14/2010	10/4/2010	11/12/2010		2010 Lien 9/28/10
1A001	202 Kilford	Regions Bank		\$800.07	\$725.00	\$694.53						died 11/17/09-Foreclosure 4/15/11
1B028	308 Sunbury	Spies, B		\$899.54				6/23/2011	8/22/2011			Lien 8/22/11
1B042	316 Rutbergen	Lundy, J	6/3/2011	\$335.50								Lien 8/22/11
3A023	23 Woodlands	Kilpatrick, T	6/3/2011	\$214.57								Lien 8/22/11
3B025	25 Woodlands	Kelly, A	11/25/2011	\$100.94								Lien 8/22/11
3B028	28 Woodlands	Williams, S	8/16/2011	\$747.94								Lien 8/22/11
3B029	29 Woodlands	Black, C	11/4/2011	\$1,049.84								Lien 8/22/11
3C013	13 Woodlands	Pace, D		\$588.38								Lien 8/22/11
3D001	1 Woodlands	McGehee, D		\$1,912.27				6/23/2011	8/22/2011	9/27/2011		Lien 8/22/11
3D002	2 Woodlands	Ainsworth, J		\$1,399.79	\$1,252.22	\$1,485.95	\$1,043.49	6/25/2009	1/17/2008			2008/2009/2010-lien-probate claim/died 5/10/10
				\$14,440.08	\$3,770.75							

Payments received since last report

04009	533 Bedford	Pace, C		\$100.00								
04045	208 Sherlock	Motola, D		\$189.47	paid in full							
05015	15 Foxcroft	Baldwin, V		\$200.00								
3B025	25 Woodlands	Kelly, A		\$185.41								
02097	108 Buckhill	Nelson, T		\$285.48	paid in full							

WOODGREEN PROPERTY OWNERS ASSOCIATION

FINANCIAL REPORTS

NOVEMBER 2011

Woodgreen Property Owners Association, Inc
Balance Sheet

As of November 30, 2011

	Nov 30, 11
ASSETS	
Current Assets	
Checking/Savings	
CASH	100.00
CHECKING-TRUSTMATH	12,071.64
OPERATING RESERVE	40,654.62
WOODLANDS RESERVE	37,765.47
Total Checking/Savings	<u>90,591.73</u>
Total Current Assets	90,591.73
Fixed Assets	
ACCUMULATED DEPRECIATION	-23,282.15
LAND IMPROVEMENTS	28,870.81
Total Fixed Assets	<u>5,588.66</u>
TOTAL ASSETS	<u>96,180.39</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	766.44
Accounts Payable	766.44
Total Accounts Payable	766.44
Other Current Liabilities	
PREPAID DUES	321.00
Total Other Current Liabilities	<u>321.00</u>
Total Current Liabilities	1,087.44
Long Term Liabilities	
NOTES PAYABLE-BANK PLUS	66,055.75
Total Long Term Liabilities	<u>66,055.75</u>
Total Liabilities	67,143.19
Equity	
GENERAL FUND	-15,258.19
Net Income	44,295.39
Total Equity	<u>29,037.20</u>
TOTAL LIABILITIES & EQUITY	<u>96,180.39</u>

Woodgreen Property Owners Association, Inc

Profit & Loss by Class

November 2011

	FOXCROFT		SUMMERTREE		WOODLANDS		TOTAL	
	Nov 11	Jan - Nov 11	Nov 11	Jan - Nov 11	Nov 11	Jan - Nov 11	Nov 11	Jan - Nov 11
Income								
ASSOCIATION DUES-CURRENT	253.00	5,657.39	443.00	122,661.00	560.41	19,317.10	1,256.41	147,635.49
ASSOCIATION DUES-PRIOR	0.00	0.00	0.00	2,693.78	0.00	2,618.00	0.00	5,311.78
CLUBHOUSE RENTAL FEE	0.00	0.00	350.00	2,950.00	0.00	0.00	350.00	2,950.00
FINANCE CHARGES COLLECTED	19.55	19.55	46.47	1,860.08	0.00	35.73	66.02	1,915.36
INTEREST INCOME	0.00	0.00	5.16	181.21	4.50	66.40	9.66	247.61
POOL KEY	0.00	0.00	0.00	295.00	0.00	0.00	0.00	295.00
RESERVE \$9 DUES-CURRENT	0.00	0.00	0.00	2,396.25	0.00	0.00	0.00	2,396.25
RESERVE \$9 DUES-PRIOR	0.00	0.00	0.00	63.00	0.00	0.00	0.00	63.00
SPECIAL ASSESSMENT-CURRENT	0.00	0.00	0.00	22,322.00	0.00	0.00	0.00	22,322.00
SPECIAL ASSESSMENT-PRIOR	0.00	0.00	0.00	588.00	0.00	0.00	0.00	588.00
Total Income	272.55	5,676.94	844.63	156,010.32	564.91	22,037.23	1,682.09	183,724.49
Expense								
BANK CHARGES	0.00	0.00	16.54	29.53	0.00	0.00	16.54	29.53
CLUBHOUSE UTILITIES	0.00	0.00	154.11	5,401.56	0.00	0.00	154.11	5,401.56
DELIVERY/PRINTING EXPENSE	0.00	0.00	40.00	134.14	0.00	0.00	40.00	134.14
ELECTRICITY	0.00	0.00	607.28	2,896.06	0.00	0.00	607.28	2,896.06
INSURANCE	0.00	0.00	0.00	10,500.00	0.00	0.00	0.00	10,500.00
INTEREST EXPENSE	0.00	0.00	438.56	4,220.63	0.00	0.00	438.56	4,220.63
JANITORIAL SERVICE	0.00	0.00	174.00	2,563.99	0.00	0.00	174.00	2,563.99
JANITORIAL SUPPLIES	0.00	0.00	42.64	42.64	0.00	0.00	42.64	42.64
LANDSCAPE-COMMON GROUND	1,800.00	7,150.00	2,801.03	28,558.57	650.00	7,499.89	5,251.03	43,208.46
LEGAL AND ACCOUNTING	0.00	0.00	0.00	157.40	0.00	0.00	0.00	157.40
LONG-TERM REPAIRS	0.00	0.00	0.00	14,035.00	0.00	0.00	0.00	14,035.00
MAINTENANCE-BUILDING	0.00	0.00	229.37	18,747.05	0.00	3,114.50	229.37	21,861.55
MANAGEMENT FEE	0.00	0.00	2,100.00	21,850.00	0.00	0.00	2,100.00	21,850.00
OFFICE SUPPLIES	0.00	0.00	-72.45	1,522.08	0.00	0.00	-72.45	1,522.08
PEST CONTROL	0.00	0.00	140.00	555.16	0.00	74.90	140.00	630.06
POOL MAINTENANCE	0.00	0.00	0.00	6,502.31	0.00	0.00	0.00	6,502.31
POSTAGE	0.00	0.00	1.76	437.78	0.00	0.00	1.76	437.78
TAXES-PROPERTY	0.00	0.00	0.00	3,334.21	0.00	0.00	0.00	3,334.21
WATER	0.00	0.00	0.00	101.70	0.00	0.00	0.00	101.70
Total Expense	1,800.00	7,150.00	6,672.84	121,589.81	650.00	10,689.29	9,122.84	139,429.10
Net Income	-1,527.45	-1,473.06	-5,828.21	34,420.51	-85.09	11,347.94	-7,440.75	44,295.39

Woodgreen Property Owners Association, Inc
Budget vs. Actual
 January through November 2011

Income	FOX CROFT			SUMMERTREE			WOODLANDS			TOTAL		
	Jan - Nov 11	Budget	% of Budget	Jan - Nov 11	Budget	% of Budget	Jan - Nov 11	Budget	% of Budget	Jan - Nov 11	Budget	% of Budget
ASSOCIATION DUES-CURRENT	5,657.39	6,150.00	91.98%	122,661.00	130,127.00	94.26%	19,317.10	22,674.00	85.38%	147,635.49	166,901.00	92.91%
ASSOCIATION DUES-PRIOR	0.00	0.00	0.0%	2,693.78	0.00	100.0%	2,618.00	0.00	100.0%	5,311.78	0.00	100.0%
CLUBHOUSE RENTAL FEE	0.00	0.00	0.0%	2,950.00	3,800.00	77.63%	0.00	0.00	0.0%	2,950.00	3,800.00	77.63%
FINANCE CHARGES COLLECTED	19.55	0.00	100.0%	1,980.08	0.00	100.0%	95.73	0.00	100.0%	1,975.36	0.00	100.0%
INTEREST INCOME	0.00	0.00	0.0%	181.21	250.00	72.48%	66.40	50.00	132.8%	247.61	300.00	82.54%
POOL KEY	0.00	0.00	0.0%	288.00	200.00	147.5%	0.00	0.00	0.0%	288.00	200.00	147.5%
RESERVE \$9 DUES-CURRENT	0.00	0.00	0.0%	2,396.25	0.00	100.0%	0.00	0.00	0.0%	2,396.25	0.00	100.0%
RESERVE \$9 DUES-PRIOR	0.00	0.00	0.0%	63.00	0.00	100.0%	0.00	0.00	0.0%	63.00	0.00	100.0%
SPECIAL ASSESSMENT-CURRENT	0.00	0.00	0.0%	22,322.00	23,614.00	94.74%	0.00	0.00	0.0%	22,322.00	23,614.00	94.74%
SPECIAL ASSESSMENT-PRIOR	0.00	0.00	0.0%	588.00	0.00	100.0%	0.00	0.00	0.0%	588.00	0.00	100.0%
Total Income	5,676.94	6,150.00	92.31%	156,010.32	158,191.00	98.62%	22,037.23	22,674.00	97.19%	183,724.48	187,015.00	98.24%
Expense												
BANK CHARGES	0.00	0.00	0.0%	29.53	0.00	100.0%	0.00	0.00	0.0%	29.53	0.00	100.0%
CLUBHOUSE UTILITIES	0.00	0.00	0.0%	5,401.56	7,100.00	76.08%	0.00	0.00	0.0%	5,401.56	7,100.00	76.08%
DELIVERY/PRINTING EXPENSE	0.00	0.00	0.0%	134.14	100.00	134.14%	0.00	0.00	0.0%	134.14	100.00	134.14%
ELECTRICITY	0.00	0.00	0.0%	2,896.06	3,600.00	80.45%	0.00	0.00	0.0%	2,896.06	3,600.00	80.45%
INSURANCE	0.00	0.00	0.0%	10,500.00	8,300.00	112.9%	0.00	0.00	0.0%	10,500.00	8,300.00	112.9%
INTEREST EXPENSE	0.00	0.00	0.0%	4,220.63	0.00	100.0%	0.00	0.00	0.0%	4,220.63	0.00	100.0%
JANITORIAL SERVICE	0.00	0.00	0.0%	2,563.99	2,400.00	106.83%	0.00	0.00	0.0%	2,563.99	2,400.00	106.83%
JANITORIAL SUPPLIES	0.00	0.00	0.0%	42.64	200.00	21.32%	0.00	0.00	0.0%	42.64	200.00	21.32%
LANDSCAPE-COMMON GROUND	7,150.00	6,150.00	116.26%	28,566.57	42,500.00	67.2%	7,469.68	8,000.00	93.24%	43,206.46	57,250.00	75.47%
LEGAL AND ACCOUNTING	0.00	0.00	0.0%	157.40	1,000.00	15.74%	0.00	0.00	0.0%	157.40	1,000.00	15.74%
LONG-TERM REPAIRS	0.00	0.00	0.0%	14,035.00	23,898.00	58.73%	0.00	7,096.00	0.0%	14,035.00	31,894.00	44.02%
MAINTENANCE-BUILDING	0.00	0.00	0.0%	18,747.05	25,298.00	74.12%	3,114.50	6,028.00	51.67%	21,861.55	31,321.00	69.8%
MANAGEMENT FEE	0.00	0.00	0.0%	21,850.00	24,800.00	88.12%	0.00	0.00	0.0%	21,850.00	24,800.00	88.12%
OFFICE SUPPLIES	0.00	0.00	0.0%	1,522.08	2,400.00	63.42%	0.00	0.00	0.0%	1,522.08	2,400.00	63.42%
PEST CONTROL	0.00	0.00	0.0%	655.16	690.00	94.95%	74.90	110.00	68.05%	630.06	800.00	78.75%
POOL MAINTENANCE	0.00	0.00	0.0%	6,502.31	6,000.00	108.36%	0.00	0.00	0.0%	6,502.31	6,000.00	108.36%
POSTAGE	0.00	0.00	0.0%	437.78	500.00	87.56%	0.00	0.00	0.0%	437.78	500.00	87.56%
RESERVE-OPERATING	0.00	0.00	0.0%	0.00	2,960.00	0.0%	0.00	0.00	0.0%	0.00	2,960.00	0.0%
TAXES-PROPERTY	0.00	0.00	0.0%	3,334.21	3,600.00	92.62%	0.00	0.00	0.0%	3,334.21	3,600.00	92.62%
TENNIS COURT EXPENSE	0.00	0.00	0.0%	0.00	250.00	0.0%	0.00	0.00	0.0%	0.00	250.00	0.0%
WATER	0.00	0.00	0.0%	101.70	200.00	50.85%	0.00	0.00	0.0%	101.70	200.00	50.85%
Total Expense	7,150.00	6,150.00	116.26%	121,589.87	158,191.00	76.86%	10,680.29	22,674.00	47.14%	139,429.10	187,015.00	74.56%
Net Income	-1,473.06	0.00	-1,473.06	34,420.51	0.00	34,420.51	11,347.94	0.00	11,347.94	44,295.39	0.00	44,295.39

Woodgreen Property Owners Association, Inc
Check Register

November 1 through November 30,
 2011

Date	Num	Name	Amount
	6350	VOID	0.00
11/07/2011	6351	ENTERGY	-338.71
11/07/2011	6352	BANKPLUS	-1,177.46
11/07/2011	6353	BEARCREEK WATER ASSOCIATION	-106.49
11/07/2011	6354	C-SPHIRE WIRELESS	-62.04
11/07/2011	6355	CENTERPOINT ENERGY	-17.62
11/07/2011	6356	ENTERGY	-10.69
11/07/2011	6357	LEONARD C SWILLEY SR	-216.64
11/07/2011	6358	Scott Wells	-70.00
11/07/2011	6359	ENTERGY	-66.01
11/07/2011	6360	ENTERGY	-180.90
11/07/2011	6361	GREG WINFORD	-801.76
11/07/2011	6362	ENTERGY	-10.97
11/07/2011	6363	JAY ROBERTSON	-185.00
11/25/2011	6364	CATHEY PLUNKETT	-1,328.79
11/07/2011	6365	VOID	0.00
11/30/2011	6366	Scott Wells	-70.00
	6367	VOID	0.00
	6368	VOID	0.00
11/15/2011	6369	BOYKIN LAWN SERVICE	-4,850.00
11/15/2011	6370	CATHEY PLUNKETT	-622.12