

GLEN ABBEY WEST  
HOMEOWNERS ASSOCIATION, INC.

**Management Report  
August 25, 2009**

**FINANCIALS**

Enclosed is the financial report for the month ending July 31, 2009 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$11,682.78** in the operating account, and **\$7,591.42** in the reserve accounts. The association has 2 CD's with Colonial Bank which has balances of (1) \$5,503.12, and (2) \$16,509.36.

**DELINQUENCIES**

As of the end of July there were eleven (11) accounts delinquent. The total amount outstanding is **\$2000.00**

(1) Bankruptcy	\$ 250.00
(3) Foreclosure	\$ 750.00
(0) Fwd to Attny, Advise.	\$ 0.00
(3) Delinquency Notices	\$ 90.00

**Forwarded to the Attorney:** Last month the board motioned to send five (5) delinquent accounts to the attorney. Attached is a copy of the note I sent to A/R the day after the July meeting. The Collection Status Report, which is manually updated by the A/R dept. has not been updated, but the five accounts have been forwarded to the Attny.

**PREPAIDS**

According to the July financials there was one prepaid H.O. at \$25.00.

**VIOLATION INSPECTION**

I performed a property inspection on August 18, 2009. An inspection summary is attached.

- 114 & 203 Alexandra Woods Dr.; Violations letters sent to HO's for parking on the lawn. Does not show in CCR History Report. Copies of TOPS report show letters sent to HO's.

**ACTION ITEMS**

**Civic Center Meeting Location:** Board should consider having the monthly meetings at the Civic Center until the church is rebuilt.

**Coyote Issue:** The President will provide an update regarding the Coyote.

- Have had four communications from HO's in the past month informing me of the Coyote problems and asking for board action. Included is an email from 206 Alexandra Woods Dr. for your edification.
- Responded by saying the board is aware of the problem and has hired a trapper.

**HO Complaint:** Mrs. Kohlbeck has sent a complaint about the HO at 127 Alexandra Woods Drive who has a contractor installing a pool in their back yard. Mrs. Kohlbeck is complaining the contractor is damaging her property and trespassing on Country Club property.

- I have spoken to Mrs. Ashley. Says she has permission from Country Club to use easement.
- Check with Country Club, they have spoken with Mrs. Ashley, and would like to have the dirt she removes from the ground for the swimming pool.

- This is a civil issue, not an Assn issue.
- Informed Mrs. Kohlbeck to contact the authorities if she believes contractor is trespassing and causing damage.

**HOA Documents:** Sent the Assn documents to the President, as requested, to see if the program can utilize a "search by key word" feature.

- Also responded to Presidents requests for 2009 Meeting Minutes, and Manager's reports.

**Meeting Agenda:** I have included the "Pond Pump" on the meeting Agenda, as requested.

**Student Design Consultant:** I was not successful in finding an Art Student at Stetson Univ. to help the Assn with their color choices for the paint pallet. It appears that Stetson does not have an Art or Design school in their academics list.

- Considered contacting the local Color Wheel Paint's Inc. rep to help.

**Colonial Bank/CAB-Mutual of Omaha:** Two weeks ago Colonial Bank went into receivership. Prior to Colonials demise, and with the uncertainty looming on the horizon for Colonial Bank, HMI Director Robin DerMiner made the decision to find the Assn another holding bank for their funds. On Friday August 14<sup>th</sup>, Assn funds were transferred to Community Association Banc a division of Mutual of Omaha.

Letters will be going out to all HO's informing them they will be receiving coupons next year from CAB and to switch any electronic/autopays to the new bank. Attached is a letter from Robin to the Managers, and a letter draft that will be sent to HO's in the next week.

**\*\* Proposed 2010 Budget:** I will be presenting the Proposed 2010 Annual Budget to the BOD's at the September Meeting.

- **Do you want the Assessment to Remain at \$200.00?**
- **What Budget Line Items would you like Added or Deleted?**

Respectfully submitted by:

**Paul Corvi, LCAM**  
Property Manager  
Glen Abbey West HOA