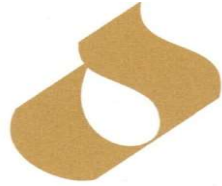


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Annual Meeting
June 30, 2020

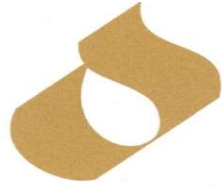




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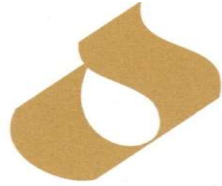
Agenda

- I. Call to Order
- II. Declaration of Quorum
- III. Approve April 17, 2019 Annual Meeting Minutes
- IV. Introduction of Board of Directors
- V. Election of Directors
- VI. Financial Report
- VII. Board Member Awards
- VIII. Volunteer of the Year
- IX. New Business/Questions from the Floor
- X. Announcement of Election Results
- XI. Next Board meeting - Wednesday, July 1, 2020 at 4:00pm
- XII. Adjourn



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Minutes of The Dominion
Homeowners Association's
Annual Meeting
April 2019



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2019-2020 Board of Directors

Keith Coelho, Chairman

Sandy Souchon, Vice-Chairman

Barry Rupert, Treasurer

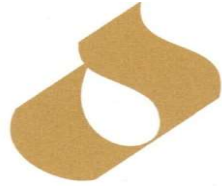
Carole Minton, Secretary

Bruce Burger, Member

Gary Cram, Member

Chuck McAleer, Member

Mark Wohlfarth, Member



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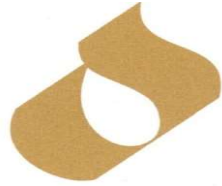
2020 Election of Directors

3 Open Positions

3 - Three Year Terms

5 Nominees

Presented by Elections Officer
Sandy Souchon



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Nominees:

James Berg

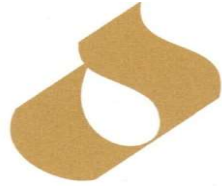
Keith Coelho

Jorge Garcia

Chris Idema

Michael McCray

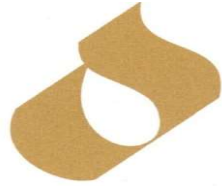
(displayed alphabetically)



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Voting for Election of Directors:

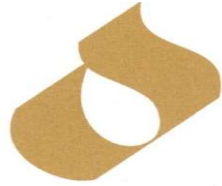
- Proxies/Absentee Ballots
- Nominations from the floor
- Nominations closed
- Voting
 - Does anyone need a ballot?



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The Dominion HOA 2019 Annual Financial Report

June 30, 2020



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Finance Committee Members

- Barry Rupert, Board Treasurer & Finance Chair
- Sandy Souchon, Board Vice-Chairman & Liaison
- Kenneth Kolb
- Michael McCray
- Michael Conly
- David Meads
- Lisa Fratangelo, Controller & Mgmt Liaison

Balance Sheet

December 31, 2019

Assets

| | |
|------------------------------|---------------------|
| Cash | \$ 5,320,492 |
| Member Assessments Due (net) | \$ 40,146 |
| Property and Equipment (net) | \$ 577,010 |
| Other Assets | \$ 50,618 |
| | \$ 5,988,266 |

Liabilities and Fund Balance

| | |
|------------------------|---------------------|
| Accounts Payable | \$241,176 |
| Construction Deposits | \$ 307,069 |
| Prepaid Assessments | \$ 152,767 |
| Operating Fund Balance | \$ 2,057,417 |
| Reserve Fund Balance | \$ 3,229,837 |
| | \$ 5,988,266 |

Statement of Operating Revenues, Expenses & Funds Transfers

December 31, 2019

Revenue

| | |
|------------------------------|--------------------|
| Assessments | \$4,234,757 |
| HOA New Resident Assessments | \$287,500 |
| Transponder Fees | \$111,180 |
| Construction Permit Fees | \$105,600 |
| Non-Uniform Assessments | \$89,424 |
| Other | \$279,713 |
| Total Revenue | \$5,108,174 |

Statement of Operating Revenues, Expenses & Funds Transfers

December 31, 2019

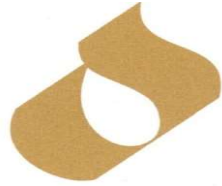
Expenses

| | |
|----------------------------------|--------------------|
| Security | \$1,833,995 |
| Landscaping incl Water | \$913,564 |
| General & Administrative | \$863,868 |
| Repairs, Maintenance & Utilities | \$257,791 |
| Neighborhood Outreach | \$114,428 |
| Total Expenses | \$3,983,646 |

Statement of Operating Revenues, Expenses & Funds Transfers
December 31, 2019

Transfer to Reserves

| | |
|-----------------------------------|------------------|
| \$30 per resident per month | \$575,250 |
| HOA New Resident Assessments | \$287,500 |
| Reserve Interest Net of Bank Fees | \$73,216 |
| Total Transfers | \$935,966 |
| Net Cash to Operating Fund | \$188,562 |

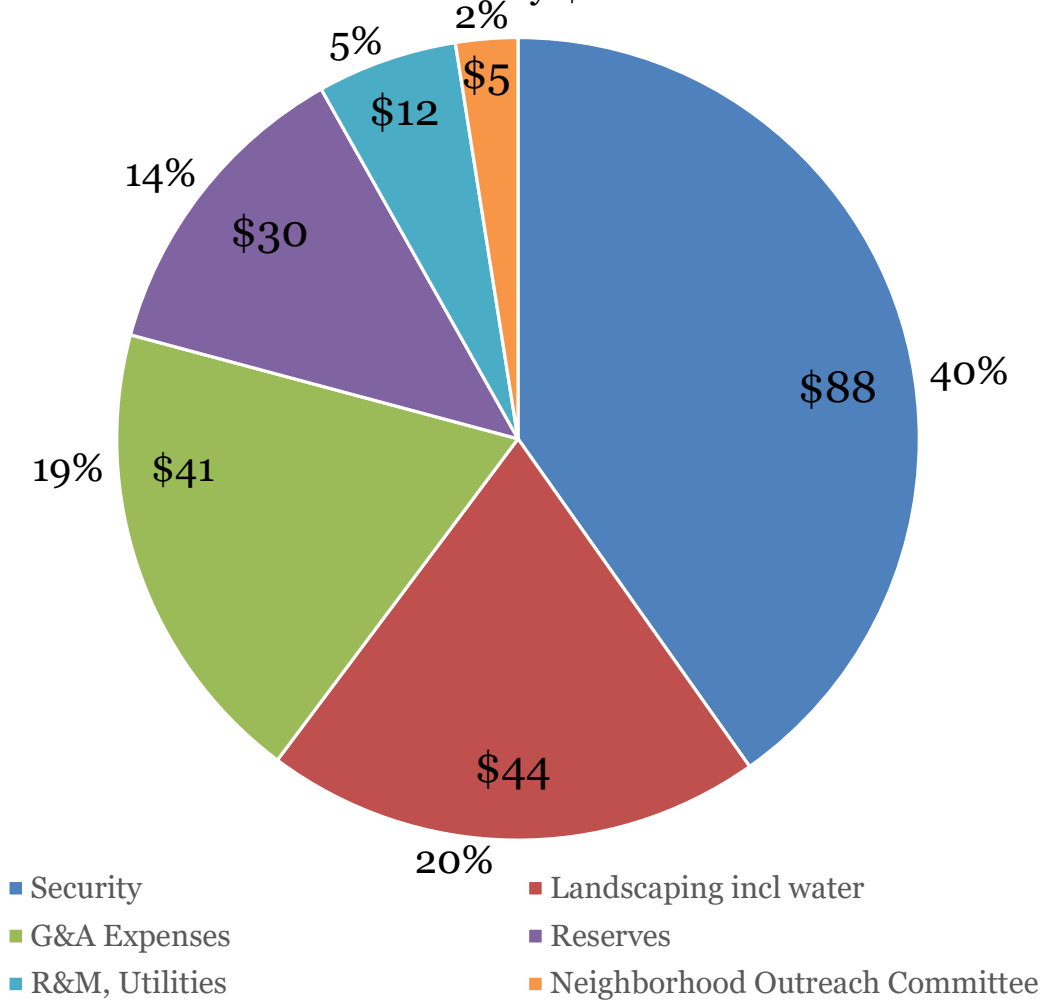


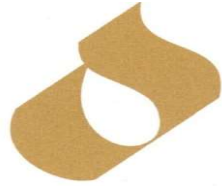
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Capital Reserve Fund

- **2019 Capital Spending**
 - Irrigation Renovations - \$279,775
 - Street Repairs - \$19,208
- **2019 Reserve Study Update**
 - Estimated capital expenditures of \$23 million through 2049
 - \$15 million of this amount is street maintenance

Where Does My \$220 Go?

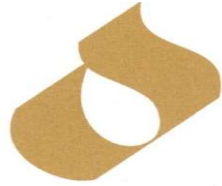




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2020 Overview

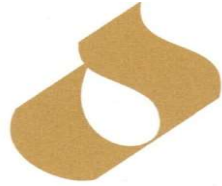
- **Budget**
 - 9.9% Increase from 2019
 - 56% Increase in irrigation water budget to \$300,000
 - 20% Increase in new security contract (beginning 7/1/20)
 - Reduction in expected 30 year street maintenance costs due to HA5
 - Reduced transfer to capital reserve from \$30 to \$20 for 1 year to avoid assessment increase
- **Actuals**
 - New HOA member fees running below budget
 - Expect to generate small positive net income



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2021 Expectations

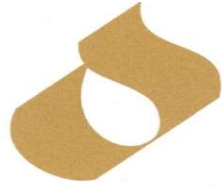
- 20% increase in Landscape Maintenance Contract
- Inflation + growth in volumes of about 4.6%
- Anticipate assessment increase for 2021



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HOA Management Staff

- Rob McDaniel, General Manager
- Kellye Sanders, ACC & Landscape Administrator
- Lisa Fratangelo, Controller
- Cecelia Stewart, CC&R, Communications & Events Administrator
- Andrea Castoreno, Admin Assistant
- Pablo Salinas, Maintenance
- Maddie Orona, AM Receptionist
- Victoria Miranda, PM Receptionist



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**Board Member Awards:
Chuck McAleer and Keith Coelho
In Memoriam: Mark Robbins**

Presented by
HOA General Manager
Rob McDaniel

Thank You Volunteers!

Architectural Control Committee (ACC)

Carole Minton, Board Liaison
Art Burdick
Cindi Rodriguez
Marc Fortson
Jim Boles
Roberto Kenigstein
Theresa Hines
Jane Anderholt
Barry Bellingham
Tom Farello
Barbara Burger

Landscape Committee

Jim Berg, Chair
Bruce Burger, Board Liaison
Jim Boles
Gary Cram
Rich Dietz
Chris Idema
Ann Jones
Ron Lens
Sandy Marquez
Richard Willborn

Finance Committee

Barry Rupert, Chair
Sandy Souchon, Board Liaison
Kenneth Kolb
Michael McCray
Michael Conly
David Meads

Security Committee

Lyndon Richardson, Chair
Gary Cram, Board Liaison
Barbara Lyons
Tom Philips
Lynette Aleman
Bob Parker
Jane Anderholt

Development Committee

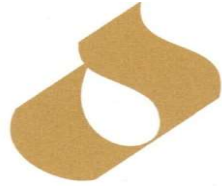
Rich Dietz, Chair
Mark Wohlfarth, Board Liaison
Art Burdick
Roberto Kenigstein
Barry Rupert
Albert Reed
Keith Pyron
Gary Cram
Carole Minton

Neighborhood Outreach Committee (NOC)

Tamara Vandewalle, Chair
Chuck McAleer, Board Liaison
Amy Childs
Betty Buck
Blanche Hamner
Carol Hodges
Cynthia Moss Avila
Carol Rupert
Carole Minton
Diane Lenfestey
Jenie Anthony
Joanne Leeka
Jonquil Feldman
Karen Pyron
Kathy Reis
Kara Ritthaler
Kim Cram
Lori Schlesinger
Marilyn Farello
Mary Seymour
Nora Peña
Pam Johnston
Pat Sharp
Sabrina Gilbertson
Sandy Turner

Neighborhood Outreach Committee (NOC) continued

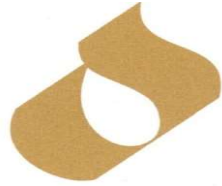
Sandy Marquez
Sandy Paine
Sharon Berg
Sheila Brown-Kissner
Vasu Radia



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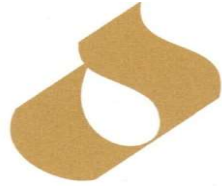
Volunteer of the Year Award:
Peter Garcia
Lucchese Village

Presented by Development Committee Chairman
Rich Dietz



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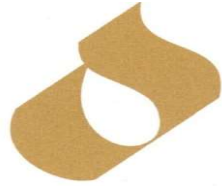
Questions from the Floor....



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Election Results:

Presented by Elections Officer
Sandy Souchon



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Next Board Meeting:

Wednesday, July 1st, 2020 4:00pm
Election of Officers/Meeting Calendar
