Welcome

Shadow Brook Board & General Meeting

December 11, 2018 Bret Harte Middle School

Presentation_ID © 2006 Cisco Systems, Inc. All rights reserved. Cisco Confidential

Agenda

- Open & Welcome
- Finance Update
- 2019 Dues
- Pool Update
- Pool Chlorine Incident
- Open Forum/Q&A
- Close Meeting
- Post Meeting:
 - -Leland & Bret Harte Relocation & Demolition

Shadow Brook Profile

- We are registered as a Planned Community Development/CID with CA
 - Governed by CCR's, By-Laws, Policies, and Davis-Stirling Act
- Corporation, Non Profit 501 c Taxes – Federal Return and State Return prepared by CPA firm Registered with the Sec of State of California as an HOA
- 318 Homeowners and 125 Assoc Members
- Annual Operating Budget of over \$256k
- Annual Income/Revenue averages \$279k+
- Annual average of \$4834 into Workman's Compensation Plan for State of California
- We interview, hire, manage and pay 38+ seasonal employees a year
- Among the annual filings State Corporations, Taxes etc.
- Insurance Coverage Liability/Property and Directors & Officers
- No Property Manager, Business Manager or Agent

FINANCE UPDATE

FY 2018 ACTUALS [AS OF DEC 10]

- Dues Income = \$192,125
 - Member Dues = \$126,800 + Associate Dues = \$64,925
- Other Income = \$90,623
 - Swim lessons, swim team, parties, guests, events

Total FY18 Income = \$282,748

- Wages & Taxes = \$98,603
- Maintenance/Improvements/Utilities = \$60,132
- Insurance = \$16,361
- Pool Incident Costs = \$20,813
- Attorney Retainer = \$25,000* [escrow]

<u>Total Expenses = \$264,554</u> FY18 gain = \$18,194

Cash on hand \$19,449 [+ \$25k Retainer] = \$44,449

2019 DUES

2019 Dues Increase

- Shadow Brook has been fortunate to have dedicated and skilled volunteers – saving money and keeping dues 'artificially' low
- Homeowner Dues Increase is needed due to
 - -Outsourcing of duties/functions in 2019 Estimate of \$30k
 - Bookkeeping
 - •ACC & Other Duties
 - -Increase in ongoing costs
- Historical Dues
 - -2005: \$300 > \$325
 - -2009: \$325 > \$340
 - -2014: \$340 > \$365
 - -2017: \$365 > \$400
 - -<mark>2019: \$400 > \$500</mark>
- Propose Assoc Member Dues increase \$515 > \$525
- Combined 2019 Dues Increases will net approximately \$33k

Motion

- Motion: Move to increase 2017 Homeowner Dues to \$500
- Motion: Move to increase Associate Member Dues to \$525

JUNE 14 POOL INCIDENT

Timeline

June

- Pool accident on June 14
- Counsel retained
- SB opens Workers Comp Claim
- Begin tracking all related expenses/costs
- Multiple inspections and investigations begin
- Facility cleared to open
- July
 - All Employees are reimbursed for ambulance, hosp & medical
 - Non Employees working directly with Esbro on reimbursement
 - -Criminal charges filed by DA against Esbro and employee

Timeline Con't

October

- SB Insurance Carrier inspects facility [not related to incident]
- Esbro Chemical & individuals convicted by plea of misdemeanor violation of Health and Safety Code 42400.1 – negligent emission of an air contaminant

December

- Probation Report and Sentencing for criminal case
- Work with counsel on leveraging criminal case and next steps

http://www.scscourt.org

Search Options:

Last Name:			First Name		
Filing Date:	Month	▼ Year ▼	Case Number: C1897469		
Date of Birth:		(mm/dd/yyyy)	Search the Index		

2 record(s) found.

Last name	First name	Middle name	Gen	Case number	File date	Party ID
CASTANEDA & PERE	Z INC., DBA	ESBRO CHEMIC	AL	C1897469	8/22/2018	1138
PEREZCASTILLO	JESUS			C1897469	8/22/2018	1138188001

POOL REMODEL

Remaining Work

- Reseal coping near diving blocks
- Minor electrical & wiring work
- Add gazebos [replacing old trellis]
- Final Inspection
- Final Payment/Installment to Contractor [\$20k]

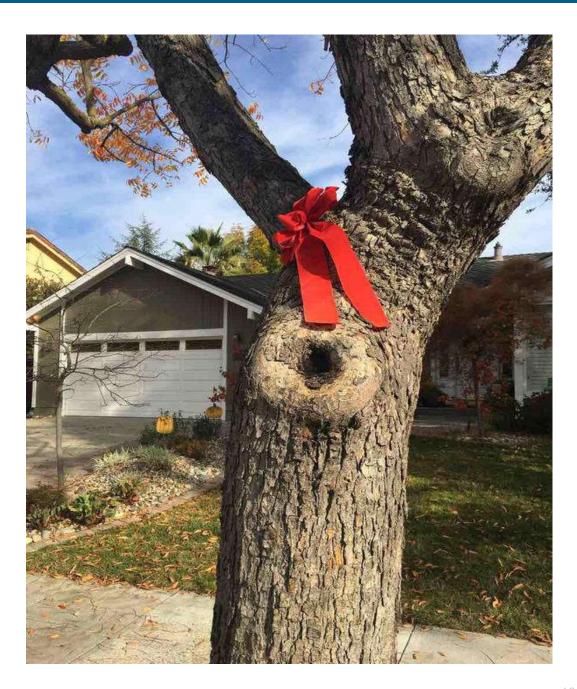
SHADOW BROOK

Shadow Brook Pride

First Annual Shadow Brook Neighborhood tree distribution

Red Bow Brigade

Thank You Lydia and all volunteers!!



Q&A / DISCUSSION

CLOSE OF MEETING