



Heritage Parks Homeowners Association General Membership Meeting Minutes

**Location: Beltway Church
2850 Hwy 351, Abilene, Texas
January 26th, 2016**

Board Members in Attendance: Doug Offermann, President, Chris Smith, Secretary; Gale Armstrong, Treasurer and Vald Gorbenko, Vice President
12 page handout – including agenda was available

Attendance: 70 including 8 proxies – a quorum was confirmed . quorum required was 50% of that previous meeting = 42 - The president mentioned that a meeting with the attorney is being scheduled to confirm the quorum.

Called to order: Douglas Offermann called meeting to order, time 7pm.

Welcome of new members: non present

Agenda : Agenda was approved without objection MSRA

Quarterly Drawing for free dues: The board did not hold a drawing

Secretary Report: Minutes from October 20, 2015 (election results) were approved with a change to strike the name of Joey Roberts from officer attendance. MSRA A second motion to approve minutes for January 12th and 19th meetings was made. Point of order was made that motion was not needed no business was conducted for lack of quorum. The motion was withdrawn

Financial Report: Presented by Doug Offermann, who is also a CPA (non-licensed)

- Cash on hand as of December 31st of \$50,748.52
- Annual Revenues of \$66,114.57
- Expenses of \$70,843.91
- Net Deficit for the year in the amount of (\$4,729.34)

Mr. Offermann presented the financials in two formats in powerpoint: One report from Quickbooks (past format used) showing only the YTD numbers, and a new format in Excel noting several observations

- The new Comparative Year-over –year figures are more meaningful

- The HPHA is a non-profit org, meaning the words “profit/loss” are inaccurate.
- The Accounts Receivable balance in the quickbooks report is understated ng because professional standards separate credits on accounts as liabilities which were significant amounts \$4,000. Representing 64 accts past due.
- The expense accounts were re-grouped to distinguish Repairs and professional fees to facilitate officer responsibilities
- Lastly the financial reports, under Roberts Rules of Order are not to be approved by the membership but placed on file for reviewed by an auditor or audit committee.

New Business:

- President gave a report on association matters – The is much work needed and the board cannot do it all alone
- Officer duties – to follow the bylaws, maintain common areas and enforce restrictions.
- Restrictions were reviewed and several inconsistencies were observed
- Committees established – Audit committee and Architectural Control
 - Request for volunteers was made
- Land purchase opportunity
 - Motion for board to appoint committee to research land purchase proposal – motion failed

Old Business:

- The decision of whether to keep the Feb 16th meeting will be decided by the board

Motion to adjourn meeting made 8:40 pm

Submitted by Christine Smith HPHA Secretary

Approved by Douglas Offermann Chairman