

Please remember to register at the door

You must register to vote or vote
by proxy – informational handouts
are available at the door



Pheasant Ridge Homeowners Association, Inc.

2011 Owners Meeting



Meeting Agenda

- Summarize 2010 projects
- Review 2010 financials
 - Income
 - Expenses
 - Other items affecting financial state of HOA
- 2011-2012 projected budget
- Question and answer period with the Board
- Nomination and election of new Board member



2010 Projects

- Corrected ongoing concrete tripping hazards
- Corrected ongoing sink hole issues
- Repaired damaged curbing and concrete
- Added downspout diverters to all rain gutters
- Completed satellite standardization

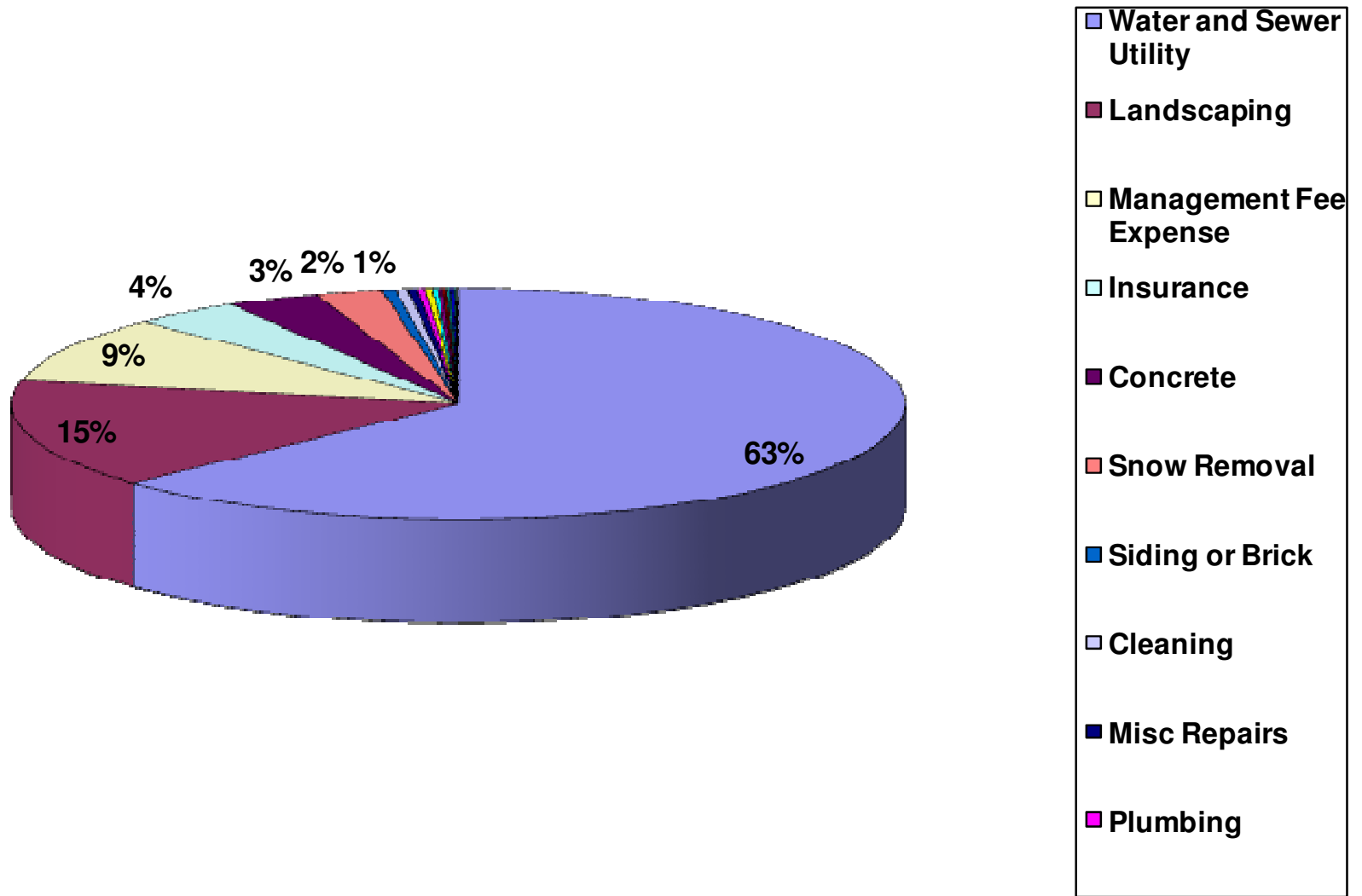


PRHOA 2010 Profit & Loss

- Income \$433,591.84
- Expenses \$424,105.91
- Net Income \$ 9,485.93
- Copies of the 2009 P&L are available for review



2010 PRHOA Expenses



PRHOA Delinquency

- The HOA started turning over delinquent accounts to a collection agency in 2010
- Most of the accounts written off were offset by fees and fines charged



2011 Projected Budget

- The budget includes ongoing expenses and estimates for the upcoming projects. Amounts may adjust as actual invoices are received.
- The current budget has been reviewed and approved by the Board
- Copies of the current budget are available for review



Question and Answer Period with the Board

Please raise your hand and be
respectful of others

Q and A will end no later than 7:00 to
allow for the nomination and election of
the new board member



Election Process

- Open nominations
- Accept nominations from the floor
- Close nominations
- Invite those nominated to briefly address the audience
- Provide voting instructions
- Ballots will be cast for new board member
- New board member will be announced



Thank You

Your input is greatly appreciated
Please communicate with the Board:

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