

Welcome to the 2020 KWGCHOA Annual Meeting

February 1, 2020

Board of Directors:

- Bill Buzzi, President
- Robin Mitchell, Vice President
- David Hubbert, Director
- Cary Knight, Secretary
- Joe Caso, Treasurer





President's Report

- Violation Process, Inspection and enforcement continue to improve--- work in progress. More to come in 2020.
- For the first time in a very long time, no financial delinquencies of any kind!
- Parking & Security Committee to be restructured with a focus on how to staff, tech issues, cost savings and enforcement. ***Need Volunteers.*** Joe Caso will head the effort.

President's Report

- Dave will report on Capital Projects completed in 2019 and plans for 2020.
- Under consideration for 2020:
New entryway signage on College Rd.
- New gym layout for 2020.

President's Report

- New Rules & Regs Handbook Available
- Old KWRU sewer bill dispute-only recourse is litigation (not under consideration)
- Report/Discussion on Singh Cable litigation with HOA attorney, Christopher Lee (privileged communications)

Treasurer's Report


Joe Caso, Treasurer



Financial Highlights

| | Budget | Actual |
|---------------|-------------|-------------|
| Total Income | \$1,895,400 | \$1,899,225 |
| Total Expense | \$1,932,621 | \$1,892,465 |
| Difference | (\$37,221) | \$6,760 |

| | 2018 | 2019 | Difference |
|--------------|-------------|-------------|------------|
| Total Income | \$1,855,056 | \$1,911,732 | \$56,676 |



Financial Highlights

- Total Cash & Receivables

\$995,778



\$56,676

- Total Expense

\$1,892,465



\$96,970

- Operating Account

\$381,126



\$18,623

Financial Highlights

- Reserve Balances

- BB&T \$95,726
- Merrill Lynch \$93,252
- CDs \$414,508

Total

\$603,487

 \$28,576

Reserve Spending Completed Projects 2019



The Finance Committee (Joe Caso: Treasurer & Chair, Dave Hubbert, Russ Vickers and Joe Marubio) met to discuss 2020 projected reserve spending.

Dave will address in a separate report.



I have reviewed all 2019 A/P reports - no concerns noted

2019 Capital Projects

Paving: Golf Club Drive from
Whistling Duck to Kestral
\$72,000



2019 Capital Projects

Small Pool Bathroom
Renovation
\$14,200



2019 Capital Projects

Small Pool Lighting
\$8,600



2019 Capital Projects

Both Pools:
Controlled Gate
Access
\$17,500



2019 Capital Projects

- Pool Heater / Chiller and Pump
- Clubhouse Video Surveillance System

\$15,600



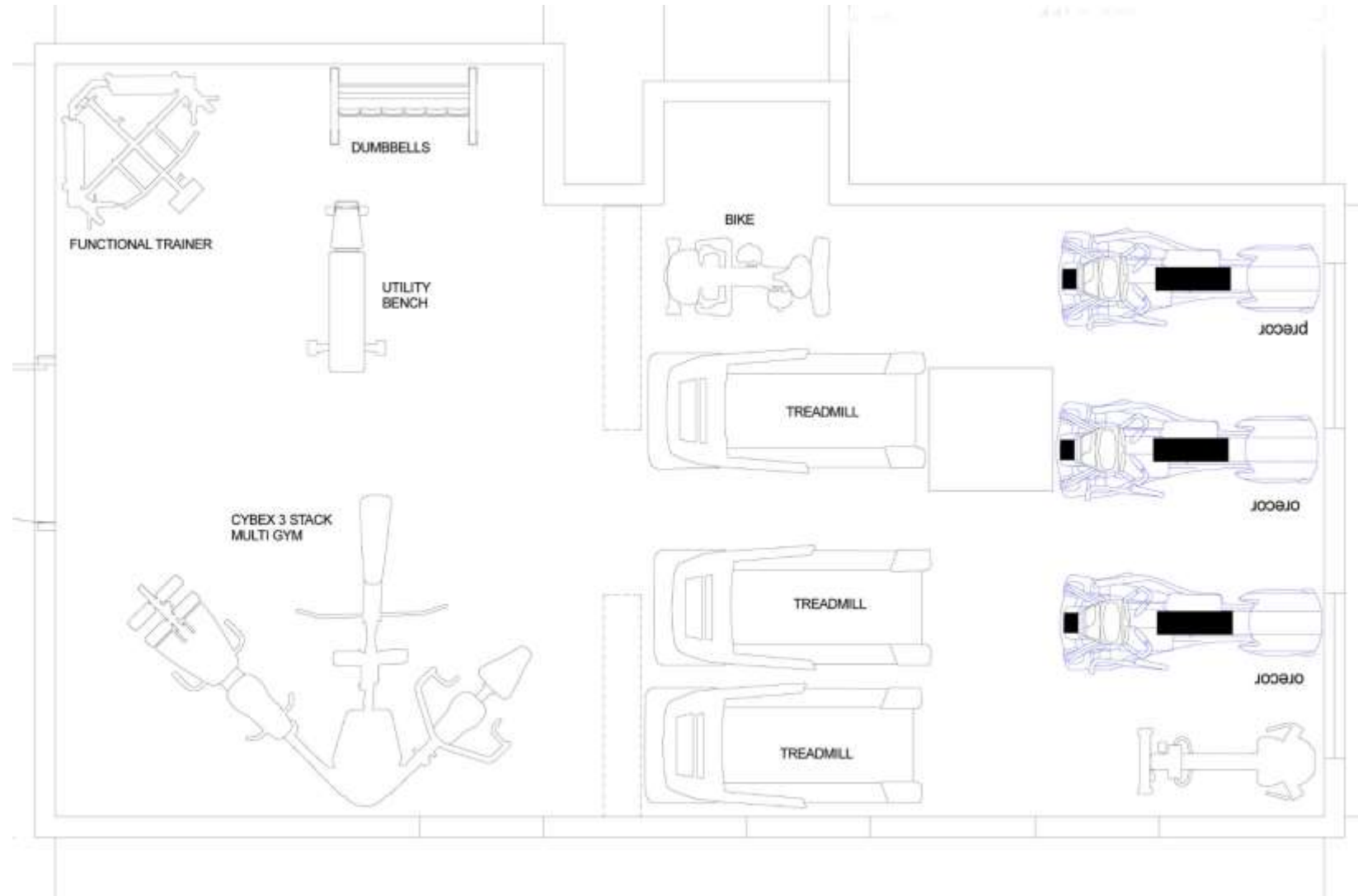
2019 Capital Projects

Total for 2019
\$128,000



2020 Capital Projects

- Paving: Golf Club Drive from Kestral to Sanctuary
- Exercise Room Upgrade
- New Front Signs



Cable Lawsuit

- History
- Financing
- Christopher Lee, Wilson Elser
(privileged communications)

Sales Data-2019

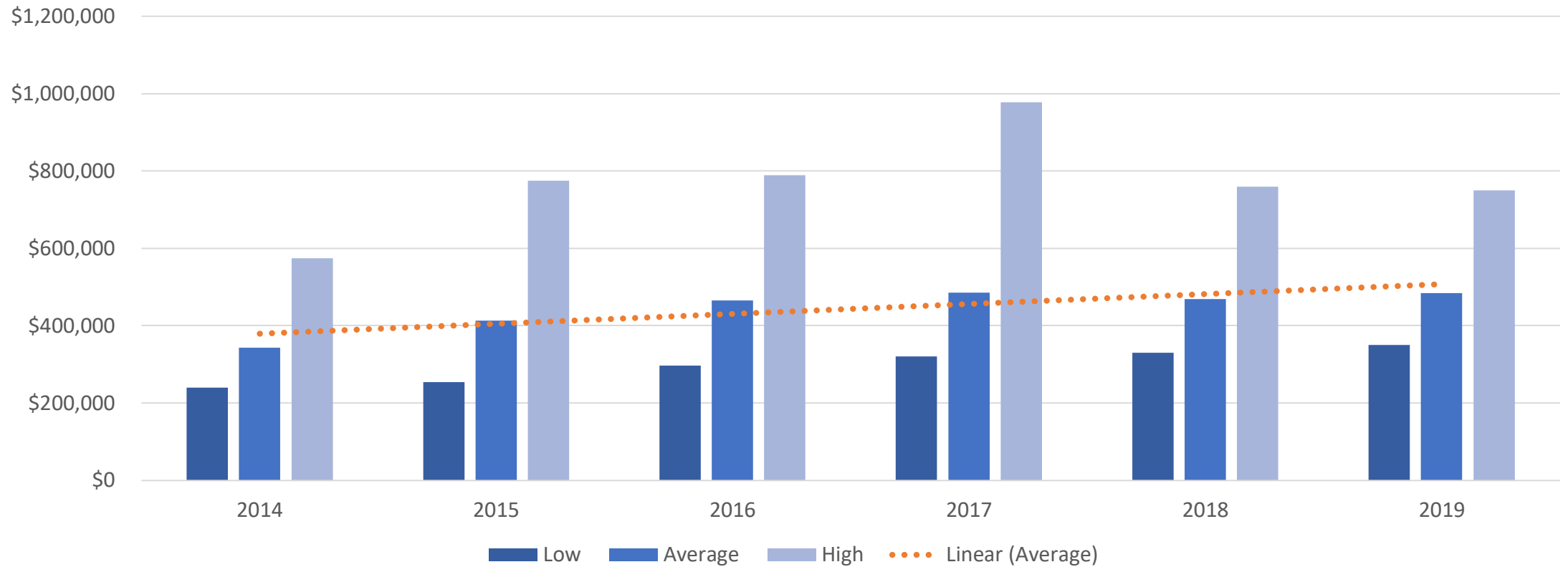
Robin Mitchell,
Vice President



Home Value Summary

| | Houses Sold | Low Price | Average Sales Price | High Price | Average Price/Sq Foot | Percent Sales Price/List Price |
|------|-------------|-----------|---------------------|------------|-----------------------|--------------------------------|
| 2014 | 37 | \$240,017 | \$342,500 | \$575,000 | \$351 | 97 |
| 2015 | 39 | \$254,000 | \$412,802 | \$775,000 | \$386 | 97 |
| 2016 | 37 | \$297,250 | \$465,031 | \$789,000 | \$423 | 97 |
| 2017 | 38 | \$320,000 | \$485,687 | \$978,000 | \$439 | 97 |
| 2018 | 42 | \$330,000 | \$468,434 | \$759,000 | \$457 | 99 |
| 2019 | 35 | \$350,000 | \$484,257 | \$750,000 | \$463 | 97 |

Home Value Summary



Home Sales 2020

| | Homes Listed | Low Price | Average List/ Sales Price | High Price | Average Price/Sq Foot |
|----------------|--------------|-----------|------------------------------|------------|--------------------------|
| Active | 15 | \$415,000 | \$581,793 | \$825,000 | \$501 |
| Under Contract | 4 | \$439,000 | \$537,250 | \$695,000 | \$470 |
| Sold | 2 | \$395,000 | \$400,500 | \$406,000 | \$504 |

Questions / Comments

Thank you!

This presentation will be available on
the HOA website: www.kwgchoa.com

