

OLD CAHABA ANNUAL MEETING

Date | time 3/21/2022 7:00 PM | Location Clubhouse

I. CALL TO ORDER (Opening Prayer)

- a) BOARD INTRODUCTIONS: Dennis, Bob, Jerome, & Kevin
Please hold all questions until the Q & A portion of the meeting.

II. FINANCIALS

- a) YTD as of 2/28/2022: Operating: \$13,444.51 (\$33,866.74 3.22) YTD MM: \$255,530.71 R: \$49,821.68
i) Total Assets: \$318,796.90 (\$339,219.13 3.22)

b) Delinquencies

- i) \$240,248.92 (268,132.02) due to HOA as of February 28, 2022 (\$27,883.10 collected since 12/21)
Current December YTD 3/18/2022: \$219,722.07 (\$20,527.75 Collected in 21 days.)
(1) A1 \$178,187.88 (\$159,879.87 3.22)
(2) A2 \$45,736.74 (\$45,691.74 3.22)
(3) Other Fees \$16,449.30 (Compliance Fines and Legal Fees) (\$14,150.46 3.22)
ii) Liens for 2021 Assessments have been sent to Probate. April 15th turning over to Attorney.
iii) 64 Accounts currently with HOA Attorney.

III. OLD BUSINESS

a) Board Accomplishments

- i) HOA Audits 08-10, 11-14. Audit for 15-20 being done in 2022.
ii) Purchased Pkwy. Pool land, built the pool & playground (2015)
iii) Replaced the clubhouse doors and windows and pool fencing (2016)
iv) Resurfaced the tennis courts & replaced fence(2016)
v) Replaced the roofs on clubhouse & parkway pool building (2018)
vi) Installed Rivercrest Playground, boat launch, launch fencing, and sidewalk lakeside (2018)
vii) Replastered both pools (2019)
viii) Installed new access system and HD cameras at clubhouse and parkway pool (2020)
ix) Purchased and assembled new Polywood pool furniture (2021)
x) Worked with HOA Attorney to combine governing documents for all sectors (2021)

IV. NEW BUSINESS

a) Common Area Updates

- i) Landscaping—2022 Contract awarded to Steven's Wack N Sack
ii) Common Area Clearing—Winter brush cutting complete by 3/31
iii) Club Renovations—Clubhouse is getting a facelift!
iv) Southeastern Pond—Starting 2022 Spring Lake maintenance.
v) Replaced RC Trl. / RC Way Signs
vi) New Trash can at RC Park
vii) Speed Limit sign on parkway replaced by Helena.
viii) Broken fence @ OCD and OCC repaired
ix) Water Main break (x5) at clubhouse in early Feb. All repaired.
x) Parkway Pool-Pump replaced 3/22.

b) Social Updates

- i) 2022 Events scheduled:
(1) Easter—Bunny & Glow in the Dark Egg Hunt 4/13/2022 6:30-8:30
(2) Halloween—3rd Annual Witches Ride—10/13/2022 6:30-8:30
(3) Christmas—Supper w/ Santa and Mrs. C 12/8/2022 6:30-8:30
ii) 2022 Proposed Clubs—If interested, email CJ@Selectivemgmt.com
(1) Bunko Night at the Club
(2) Men's Poker Night at the Club

v. Q & A

VI. NEXT MEETING:

- a) Closing Prayer.

VII. ADJOURN

SUBMITTED QUESTIONS & ANSWERS

- 1) What, if anything, is being done about the “no parking” area at the end of Bentmoor Dr.? It's become a muddy parking & dumping place for work trucks/trailers. [The Board has replaced the “no parking” signs in this area and has towed at least one trailer from the area. To ensure the HOA is doing everything, legally, that we can, the HOA attorney is assisting in this matter.](#)
- 2) How can we get a trail around the lakes or piers so that we can have more fishing access? [The Board and SMS are obtaining quotes for a new pavilion, grills, and a fishing dock/pier for the recently obtained common area to the right of the boat launch.](#)
- 3) Are there plans to fix the tennis court road and tennis courts? [Yes—in 2021 a truckload of gravel was spread on the road to fill in the potholes. We have this on the schedule to be done again this summer \(hopefully!\)](#)
- 4) Can the pool(s) stay open May- September? [The pools are open the first weekend in May- October.](#)
- 5) Why are the HOA fees going up? What are we getting for this large amount of money? Is anyone monitoring from the homeowner's side? [The HOA dues went up \\$35 to \\$350 in 2021. This increase was the first since 2017. The dues increased because the cost of goods and services increased. The next question that may be coming to mind is, “well, we have over 1,000 homes out here. Shouldn't our dues be decreasing with more homes?” No. Think of it this way—if a family member moves in with you or you have a baby, do your expenses decrease? With more homes comes more streetlights \(increase in electricity\), increase in HOA liability \(increase in insurance\), more people using the pools \(increased cleanings and chemicals\), more people using playgrounds and other CA \(increase in maintenance\), etc.](#)
- 6) Why are cars still allowed to park on the streets? [The city ordinance for street parking indicates that street parking is prohibited on any street less than 25ft. wide. All sub-streets to OC Parkway are subject to this ordinance and street parking on those streets is prohibited. According to the ordinance, parking on OC Parkway is permitted due to its width. Since the city has this ordinance, sidewalk parking has become a huge safety concern and issue. If a vehicle is on the sidewalk and someone must walk around it, that person may be hit by an oncoming vehicle that may or may not see them due to the parked car. **Please do not park on the sidewalks on a regular basis...**](#)
- 7) Can we get more wood chips spread at the playground pool? [Yes—Playground grade mulch is on the Spring maintenance punch list for 2022. Quotes are being obtained.](#)
- 8) Who is responsible for emptying the trash at the playgrounds? [The landscape company. This has been lacking and we hope to see improvements with the new company that begins April 1, 2022.](#)
- 9) What's the procedure for having approved and installing a playground by the tennis courts again? Is this something other neighbors are interested in? [The old apparatus that occupied the space had to be removed in 2021 due to it nearly collapsing. It was not commercial grade. Several residents have pitched ideas for this space—install a new playground \(commercial grade costs between \\$15k-\\$40k\) or turn it in to a dog park. The Board will be polling the neighborhood to get feedback from residents.](#)
- 10) Can we have the parkway pool bathrooms available by fob in the off-season for people utilizing the playgrounds? [The Board will be discussing this proposal. The only hesitation is that in the off-season these bathrooms are only cleaned monthly to reduce costs. Once a decision has been made, it will be posted on the OC website.](#)
- 11) What can be done to get the grass trimmed of the sidewalks on the corner of OC Parkway/ Stonecreek Drive and OC Parkway/ Stonecreek Court? [This is the responsibility of the corner lot owners. The HOA will send violation notices and fines and edge the curbs/sidewalks at those owner's expense if not done by the deadlines provided.](#)
- 12) What has been done to require the city to clean/landscape the pump station by the Riverbend entrance? [Typically, with pump/life stations, landscaping is prohibited due to the required weekly inspections, routine, and emergency maintenance, etc. We will contact the city to see if they will do something or allow the HOA to do something.](#)
- 13) Is the city planning to connect the sidewalks in front of the pump station? [To our knowledge, no, because they would end up having to rip them up far too frequently.](#)
- 14) Are there plans to spruce up the Riverbend entrance sign and landscaping? [Yes! This should be done within the next month.](#)
- 15) Why are there fences in the neighborhood that are falling and in disrepair, like the one at the corner of OC Drive/Cahaba Club Drive? [The Board has sought legal counsel on several of these issues and is waiting for direction from the Attorney's. It's unfortunate that so many residents no longer take pride in their property...](#)
- 16) Why do people purchase a home with a short driveway knowing they will potentially have more vehicles than the driveway can hold? [We cannot speak on behalf of others; However, most people use their garages for storage rather than parking and that reduces the already limited parking spaces for the shorter driveways.](#)
- 17) Who owns/controls the streets? [The city of Helena. We've been told the OC is on the repaving list for the last 3 years.](#)

18) Can we get a streetlight at the intersection of Bentmoor Drive and Oxmoor Drive? We've spoken with the city about the need for an additional light in this location. The city is the only authenticator with Alabama Power for additional streetlights. We are at their mercy and are waiting for response/ action as it is definitely needed!

19) Can we get pet waste stations throughout the neighborhood? Pet waste stations could only be installed in HOA common areas, such as the playgrounds and pool areas. 4 stations would be a little over \$1k, plus finding a service to remove the waste. There's a company out of B'Ham called Poop Be Gone (...seriously!) they will come maintain the stations and deodorize for about \$200 per month. This may be something the Board will consider doing, if there is enough interest/need in the community.

20) What can we do to get a pool in Riverbend? There's a great place next to the River Crest Park. Neighborhood building code for swim communities is roughly 650 homes per pool; with 1330 homes, and many owners not using the pools, 2 pools is adequate for O.C. There also isn't anywhere to put an additional pool since you need at least 3.5-4 lots to put a pool and it would cost roughly \$250,000 or more to install a pool if we did have adequate space. The large field area by the River Crest Park is not usable—that is an Alabama Power easement.

21) Will Riverbend ever get a "back road" entrance/exit instead of having to go through school traffic and the round-about? There are no plans to create a Riverbend Entrance/Exit. The only two possibly locations for an Entry/Exit. One is at the end of River Crest Way, but that land is owned by USS and they are not going to develop that portion of Hillsboro to be an OC passthrough. The other location would be at the entrance of Riverbend and all that land, too, is owned by USS for Hillsboro sub-sectors. Even if one of these were an option, the cost to construct a road at least a mile long with multiple bridges to cross the various creeks and the Cahaba would be astronomical. Picture for example.



Old Cahaba Residential Association, Inc

Run Date: 03/21/2022

Run Time: 02:35 PM

BALANCE SHEET As of: 02/28/2022

Assets

Account #	Account Name	Total
1010	Bank - Operating	\$13,444.51
1020	Bank - MM Operating	\$255,530.71
1030	Bank - MM Reserves	\$49,821.68
	TOTAL ASSETS	\$318,796.90

Liabilities

Account #	Account Name	Total
3310	Prepaid Assessments	\$65,503.68
	TOTAL LIABILITIES	\$65,503.68

Equity

Account #	Account Name	Total
5100	Retained Earnings	\$203,847.34
5200	Opening Balance Equity	\$73,194.08
	Current Year Net Income/(Loss)	(\$23,748.20)
	TOTAL EQUITY	\$253,293.22
	TOTAL LIABILITIES AND EQUITY	\$318,796.90

Old Cahaba Residential Association, Inc

Run Date: 03/21/2022

Run Time: 02:36 PM

BALANCE SHEET As of: 03/21/2022

Assets

Account #	Account Name	Total
1010	Bank - Operating	\$33,866.74
1020	Bank - MM Operating	\$255,530.71
1030	Bank - MM Reserves	\$49,821.68
	TOTAL ASSETS	\$339,219.13

Liabilities

Account #	Account Name	Total
3310	Prepaid Assessments	\$67,351.48
3330	Accelerated Assessments	(\$479.42)
	TOTAL LIABILITIES	\$66,872.06

Equity

Account #	Account Name	Total
5100	Retained Earnings	\$203,847.34
5200	Opening Balance Equity	\$73,194.08
	Current Year Net Income/(Loss)	(\$4,694.35)
	TOTAL EQUITY	\$272,347.07
	TOTAL LIABILITIES AND EQUITY	\$339,219.13

Old Cahaba Residential Association, Inc

Run Date: 03/21/2022

Run Time: 02:54 PM

INCOME STATEMENT

Start: 07/01/2021 | End: 02/28/2022

Income

Account #	Account Name	Total
Income		
6010	Default Income Account	\$4,690.50
6090	SMS Collection Fee Income	\$515.00
6100	Current Year Assessment	\$356,818.35
6200	Prior Years Assessment	\$4,316.58
6250	Grinder Pump Income	\$3,439.54
6275	Compliance Fee Income	\$165.00
6300	Collection Fees Income	\$278.00
6350	Late Fee Income	\$2,900.00
6370	SMS Access Device Income	(\$210.00)
6380	Legal Fee Income	\$552.00
6500	Interest Income - MM Operating	\$27.13
6550	Interest Income - MM Reserve	\$6.28
6600	Clubhouse Rental	\$1,050.00
6900	Pool Furniture Income	\$130.00
Income Total:		\$374,678.38
Total Income:		\$374,678.38

Expense

Account #	Account Name	Total
Expense		
9020	Accounting	\$626.59
9030	Bank Charges	\$5.00
9040	Cleaning	\$2,940.00
9055	Decorations	\$2,714.72
9060	Community Expense	\$2,219.80
9070	Electricity	\$13,268.02
9090	Pest Control	\$560.00
9100	Trash Removal	\$1,357.20
9105	Grinder Pump Fees	\$5,711.95
9110	Access Cable/WiFi	\$1,043.25
9120	Insurance	\$12,043.00
9130	Lake Maintenance	\$2,264.06
9140	Landscape Maintenance	\$33,659.61
9150	Landscape Maintenance - Additional	\$1,500.00
9160	Legal Services	\$756.00
9190	Licenses and Permits	\$300.00
9200	Management Fee - Base	\$81,824.50
9210	Management Fee - Other	\$840.00
9240	Pool/Clubhouse Supplies	\$268.90
9250	Pool Maintenance	\$11,135.72
9260	Pool Maintenance - Additional	\$1,190.00
9270	Pool Monitors	\$31,250.00

Account #	Account Name	Total
9300	Property Taxes	\$11,872.64
9320	Unscheduled Maintenance	\$8,835.30
9330	Maintenance Fees	\$795.00
9340	Water	\$5,321.61
9350	Access System	\$825.00
Expense Total:		\$235,127.87
Total Expenses:		\$235,127.87

Net Income

\$139,550.51

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF Fee	6010	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
A1 - Assessment	6100	\$602.50	\$0.00	\$0.00	\$177,585.38	\$178,187.88
A2 - Prior Years Assessment	6200	(\$92.52)	\$0.00	\$0.00	\$45,829.26	\$45,736.74
S1 - Grinder Pump Fee	6250	\$216.00	\$4,641.30	\$0.00	\$0.00	\$4,857.30
08 - Compliance Violation	6275	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
BROKEN CAR - Inoperable Vehicle	6275	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
DUMPING - Dumping	6275	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
GENERAL - General Maintenance	6275	\$0.00	\$0.00	\$0.00	\$1,225.00	\$1,225.00
HOLIDAY - Holiday Decorations	6275	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
MAILBOX # - Mailbox Numbers	6275	\$0.00	\$0.00	\$100.00	\$100.00	\$200.00
MB PAINT - Mailbox-Paint	6275	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
MOW GRASS - Mow Grass	6275	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
PARKING - Parking on Grass/Street/Sidewalk	6275	\$0.00	\$0.00	\$300.00	\$500.00	\$800.00
STORAGE - Storage	6275	\$0.00	\$0.00	\$100.00	\$300.00	\$400.00
TRAILER - Utility Trailer/ Recreation Vehicle/ Boat	6275	\$0.00	\$0.00	\$100.00	\$700.00	\$800.00
VIOLATION - ARC Violation/ Unauthorized Changed	6275	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
YNM - Yard Needs Maintenance	6275	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
09 - Collection/Lien Fees	6380	\$0.00	\$0.00	\$0.00	\$2,542.00	\$2,542.00
A3 - Clubhouse Rental	6600	\$545.00	\$375.00	\$75.00	\$200.00	\$1,195.00
Grand Total:		\$1,275.98	\$5,016.30	\$675.00	\$233,281.64	\$240,248.92

Account#	Account Description	Delinquency Amount
6010	Default Income Account	\$5.00
6100	Current Year Assessment	\$178,187.88
6200	Prior Years Assessment	\$45,736.74
6250	Grinder Pump Income	\$4,857.30
6275	Compliance Fee Income	\$7,725.00
6380	Legal Fee Income	\$2,542.00
6600	Clubhouse Rental	\$1,195.00
Total:		\$240,248.92

Total Number of Homes: 518

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF Fee	6010	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
A1 - Assessment	6100	\$87.50	\$515.00	\$0.00	\$159,277.37	\$159,879.87
A2 - Prior Years Assessment	6200	(\$92.52)	\$0.00	\$0.00	\$45,784.26	\$45,691.74
S1 - Grinder Pump Fee	6250	\$0.00	\$216.00	\$2,483.46	\$0.00	\$2,699.46
08 - Compliance Violation	6275	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
BROKEN CAR - Inoperable Vehicle	6275	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
DUMPING - Dumping	6275	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
GENERAL - General Maintenance	6275	\$0.00	\$0.00	\$0.00	\$1,225.00	\$1,225.00
HOLIDAY - Holiday Decorations	6275	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
MAILBOX # - Mailbox Numbers	6275	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
MB PAINT - Mailbox-Paint	6275	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
MOW GRASS - Mow Grass	6275	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
PARKING - Parking on Grass/Street/Sidewalk	6275	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00
STORAGE - Storage	6275	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
TRAILER - Utility Trailer/ Recreation Vehicle/ Boat	6275	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00
VIOLATION - ARC Violation/ Unauthorized Changed	6275	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
YNM - Yard Needs Maintenance	6275	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
09 - Collection/Lien Fees	6380	\$0.00	\$0.00	\$0.00	\$2,451.00	\$2,451.00
A3 - Clubhouse Rental	6600	\$170.00	\$600.00	\$225.00	\$275.00	\$1,270.00
Grand Total:		\$169.98	\$1,331.00	\$2,708.46	\$215,512.63	\$219,722.07

Account#	Account Description	Delinquency Amount
6010	Default Income Account	\$5.00
6100	Current Year Assessment	\$159,879.87
6200	Prior Years Assessment	\$45,691.74
6250	Grinder Pump Income	\$2,699.46
6275	Compliance Fee Income	\$7,725.00
6380	Legal Fee Income	\$2,451.00
6600	Clubhouse Rental	\$1,270.00
Total:		\$219,722.07

Total Number of Homes: 471