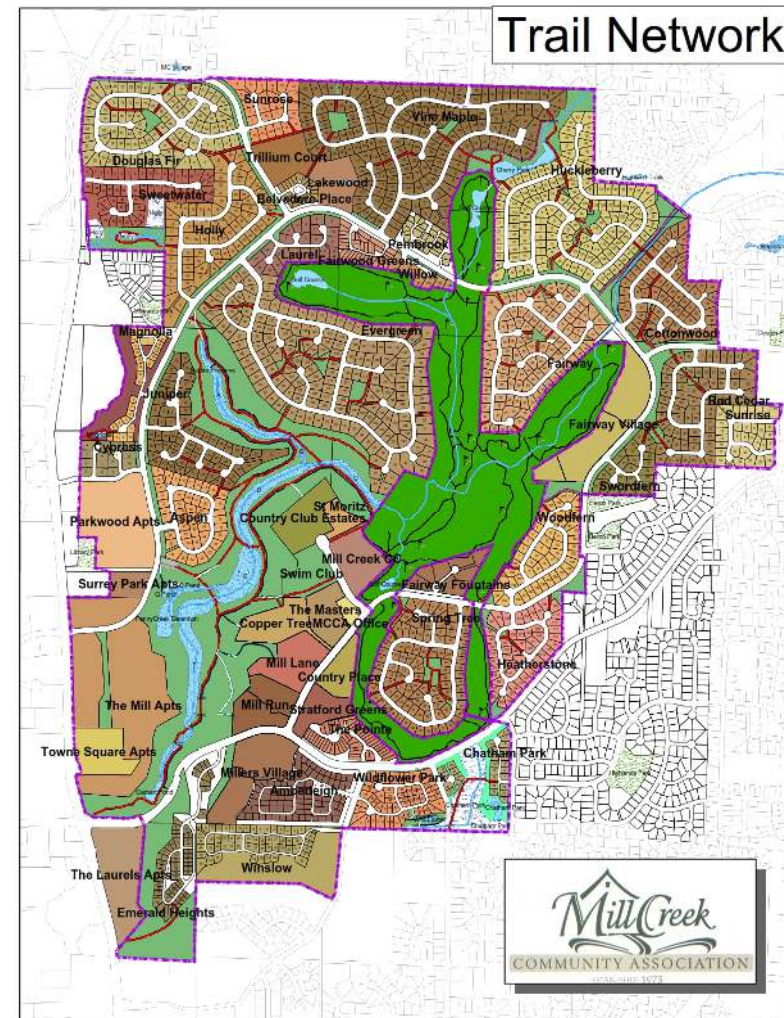


April 17, 2019

# 2019 MCCA Budget Meeting

# MCCA by the Numbers

- 1595 single family homes
- 269 townhomes
- 622 condominiums
- 5 apartment buildings
- 197 mail hutches
- 160 acres of common area
- 27 entries
- 21 park areas
- 16+ miles of trails
- 12 playgrounds
- 5 retention ponds
- Nature Preserve, fish ladder, dam
- Office and maintenance building



# MCCA by the People

- Administration
  - 2 f/t staff & Summer help
- Security
  - 2 f/t staff & 4 p/t staff
- Maintenance
  - 5 f/t staff & 2 f/t openings
- Volunteers
  - 7 Board Members
  - 7 ACC
  - 7 Maintenance & Engineering
  - 7 Covenant
  - 6 Noxious Weed Committee
  - 5 Hospitality Committee
  - 3 Office volunteers
  - Numerous Elf Award, Easter Egg Hunt, Elections, and Annual Meeting volunteers



# The Budget Process

- Community input via our Annual Survey
  - Sent to members via email at the end of October or early November
  - Results published in the December Millstream
  - Rating scale:
    - 1 (very unsatisfied)
    - 5 (very satisfied)
- Staff input
- Committee input

- 1. How satisfied are you with the overall maintenance of MCCA common areas?**

Playgrounds and pocket parks	4.0
Roadside areas	3.8
MCCA office building	4.3
Trails and paths	3.8
Nature Preserve	4.0
- 2. How satisfied are you with the quality and frequency of MCCA Security patrols?**

3.7
- 3. Please let us know how you feel our committees are doing.**

Architectural Control Committee	3.8
Covenant Committee	3.3
Noxious Weed Committee	3.6
Hospitality Committee	3.6
Social Committee	3.6
- 4. How satisfied are you with the summer flower baskets and holiday wreaths?**

Flower baskets	4.4
Holiday wreaths	4.3
- 5. How satisfied are you with MCCA's special events?**

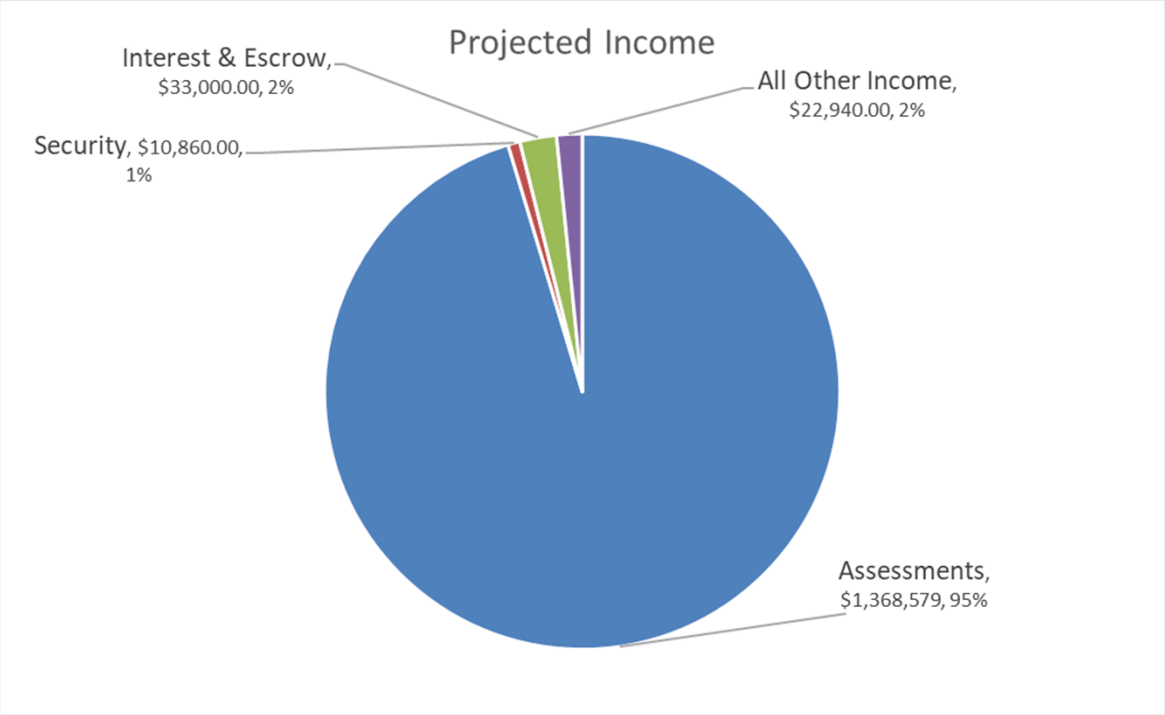
Easter Egg Hunt	3.5
Elf Awards	3.7
Santa Breakfast	3.4
- 6. How satisfied are you with the professionalism and courtesy shown by the MCCA staff?**

Office	4.4
Maintenance	4.2
Security	4.3

# MCCA Projected Income

All Other Income includes:

- Arborist Day income
- Cell tower lease
- Advertising revenue
- Vehicle/equipment sales

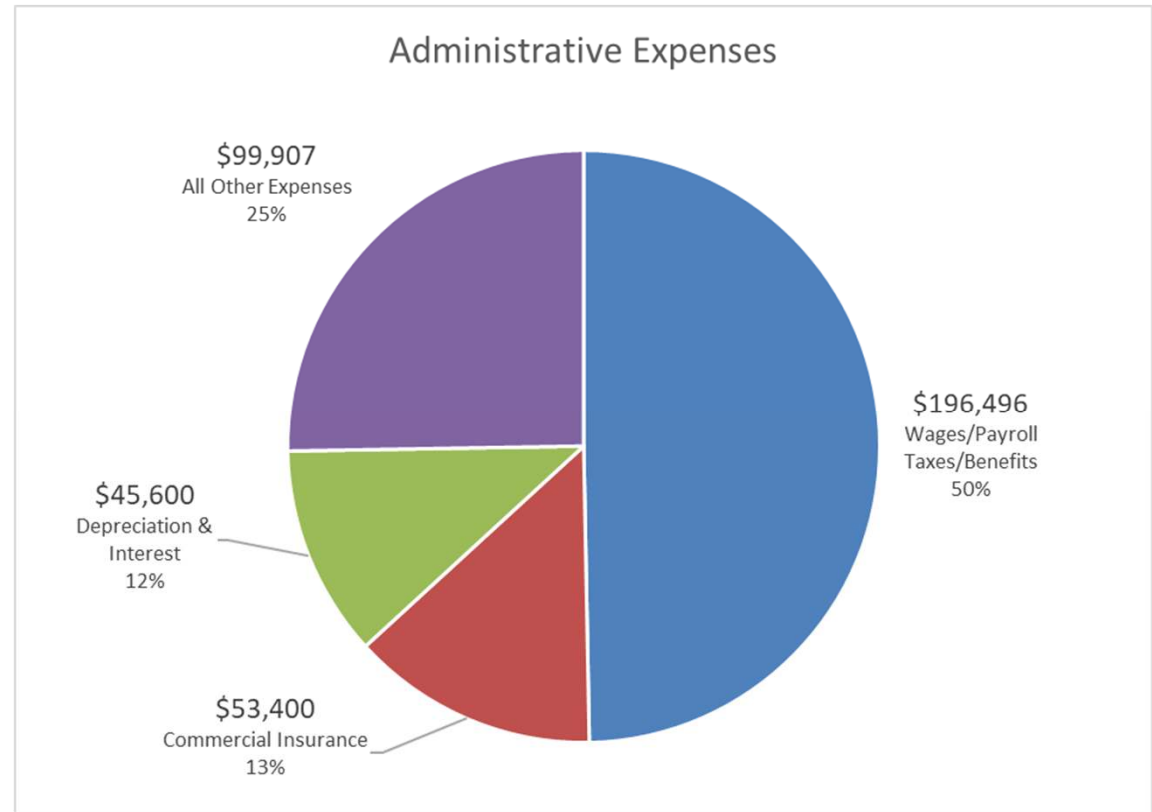


# Administrative Expenses

As shown on the Budget sheet, we have kept administrative expenses similar to the 2018 budget.

Other Expenses includes:

- Legal fees
- Consultant fees
- Cost of new HOA software
- Mailing costs
- Volunteer dinner
- Main office utilities, cleaning, etc.



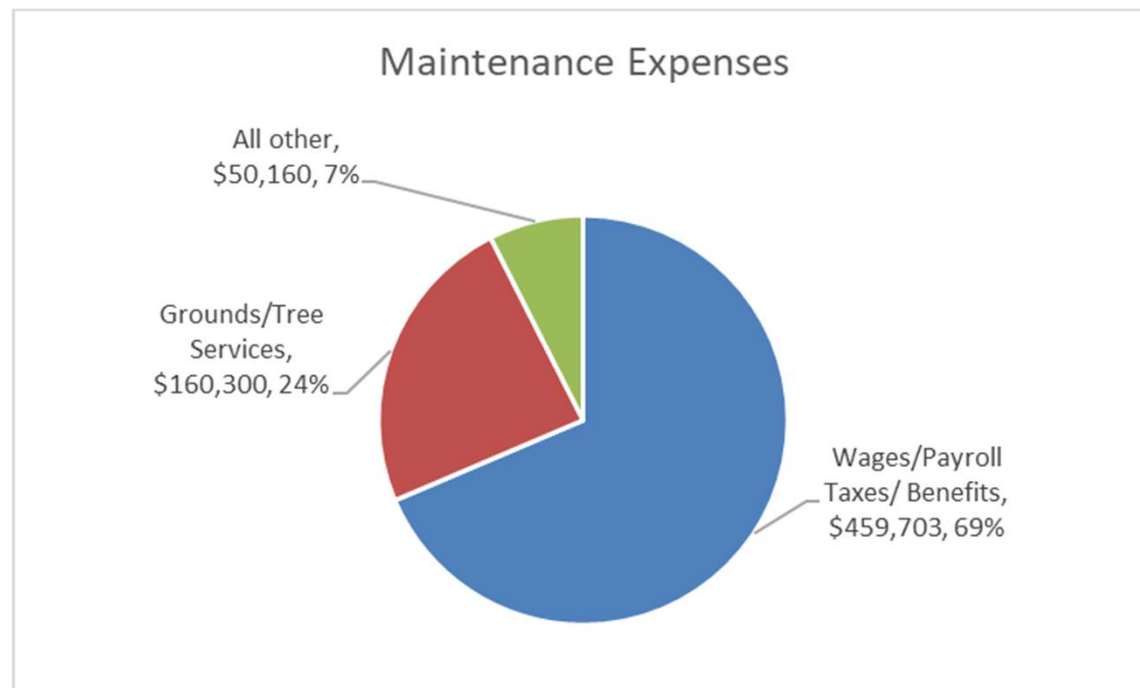
# Maintenance Expenses

Grounds/Tree Services includes:

- Sign maintenance (entries, parks, trails, etc.)
- Tree removal and replanting
- Tools and training
- Brush dump fees
- Mail hutch repair/replacement
- Playground maintenance

All Other includes:

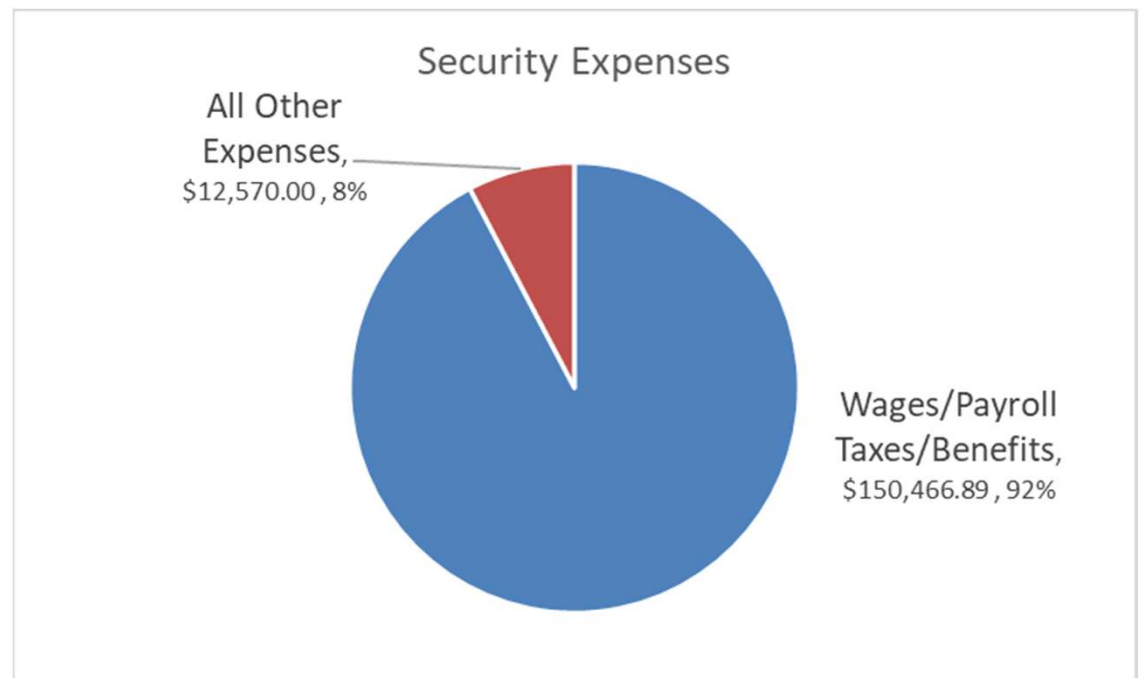
- Vehicle maintenance
- Utilities (parks, entries)



# Security Expenses

All Other Expenses includes:

- Vehicle maintenance
- Equipment
- Uniforms
- Fuel
- Mobile phone





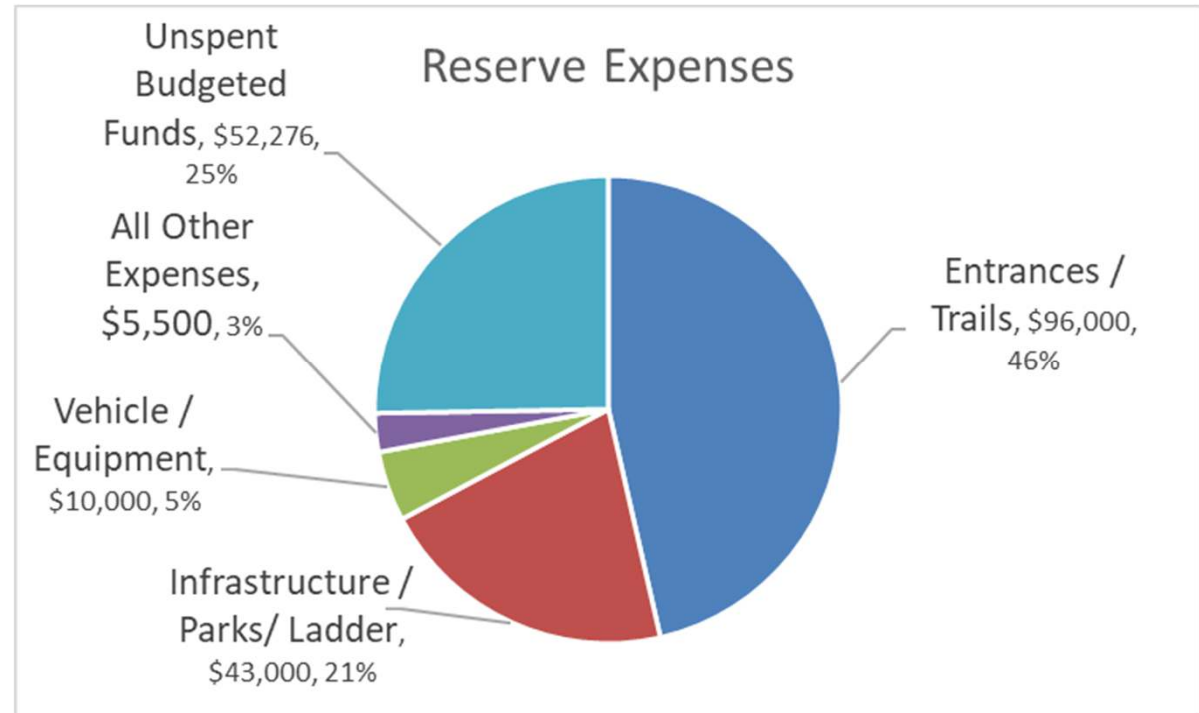
# Reserve Expenses

All Other Expenses includes:

- Printer
- Computer equipment

Unspent Budgeted Funds includes contingency for:

- Storm clean-up
- Equipment purchases
- Repairs



## How the Budget is Approved

1. Board of Directors adopts a budget and sets the date for the Budget Meeting.
  2. The Budget packet is mailed out 14 to 60 days prior to the Budget Meeting date.
  3. At the Budget Meeting, the budget is ratified if approved by a majority of the votes.
- 6.3.2 Within thirty days after adoption of the budget by the Board of Directors, the Board of Directors shall set a date for a meeting of the Owners to consider ratification of the budget. The meeting shall occur between fourteen (14) and sixty (60) days after mailing of the budget or a budget summary to the Members. The budget is ratified unless, at that meeting, a majority of the Members in person or by proxy rejects the budget, regardless of whether a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Board of Directors.

## How the Budget Vote is Counted

- Ballots are collected and divided into their voting categories:
  - Single Family Home (100%)
  - Townhouse (75%)
  - Condo/Apt (50%)
- Ballots are counted as For or Against, and given a value based on their assessment levels (see above).
- All For and Against values are added and the result is determined.

4.3 **VOTING RIGHTS:** Members will be entitled to one vote for each Building Site or Living Unit in which they hold the interest required for membership by Section 4.2 above; provided, however with respect to Living Units which are part of a townhouse, row house or cluster-type apartment or condominium development, voting rights shall be commensurate with participation in assessments as hereinafter provided in Section 6.3 below. If more than one person holds such interest or interests, all such persons shall be Members, but the vote for such Building Site or Living Unit shall be exercised as the persons holding such interests shall determine between themselves provided that in no event shall more than one vote be cast with respect to any such Building Site or Living Unit.

# Budget Vote Results

as of 5pm, April 17

	<b>Ballots For</b>	<b>Vote Count For</b>	<b>Ballots Against</b>	<b>Vote Count Against</b>
<b>Single Family Homes</b>	137	137	24	24
<b>Townhomes</b>	26	19.5	6	4.5
<b>Condos</b>	36	18	3	1.5
<b>Final Vote Count</b>		174.5		30
<b>Total Ballots Cast</b>	232			

Questions/Comments