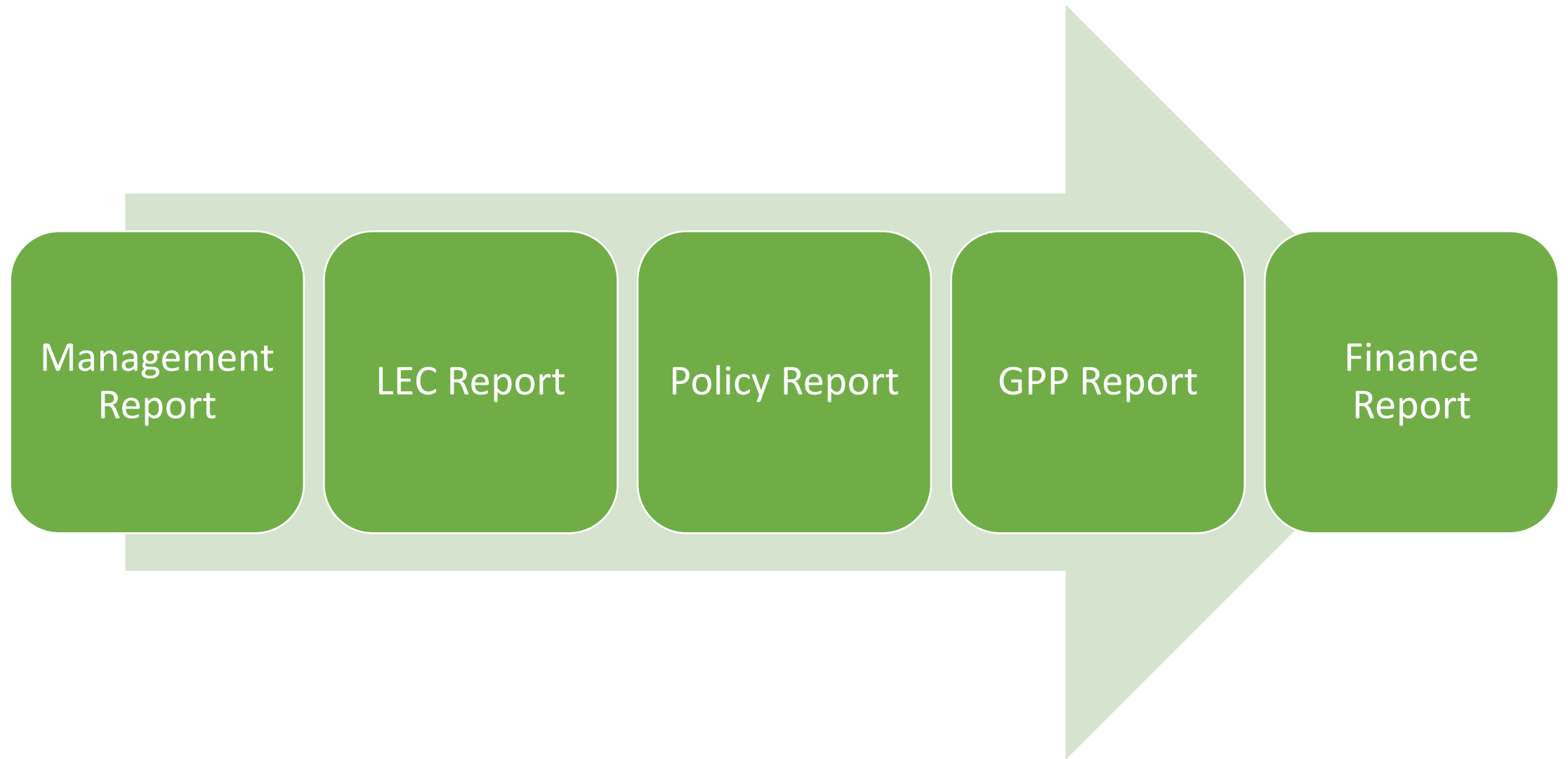


Third Quarter Board Meeting

October 22, 2020



Board Meeting Agenda



Management Report

Margaret Troyer, Community Manager



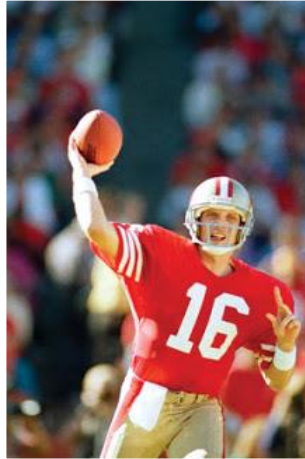
Communications



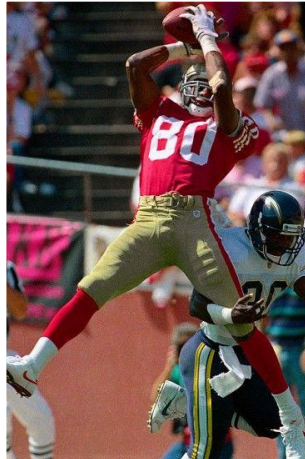
Quarter Focus Areas

- Fall Roadwork
- 2021 Budget Process
- Compliance Issues

Communications

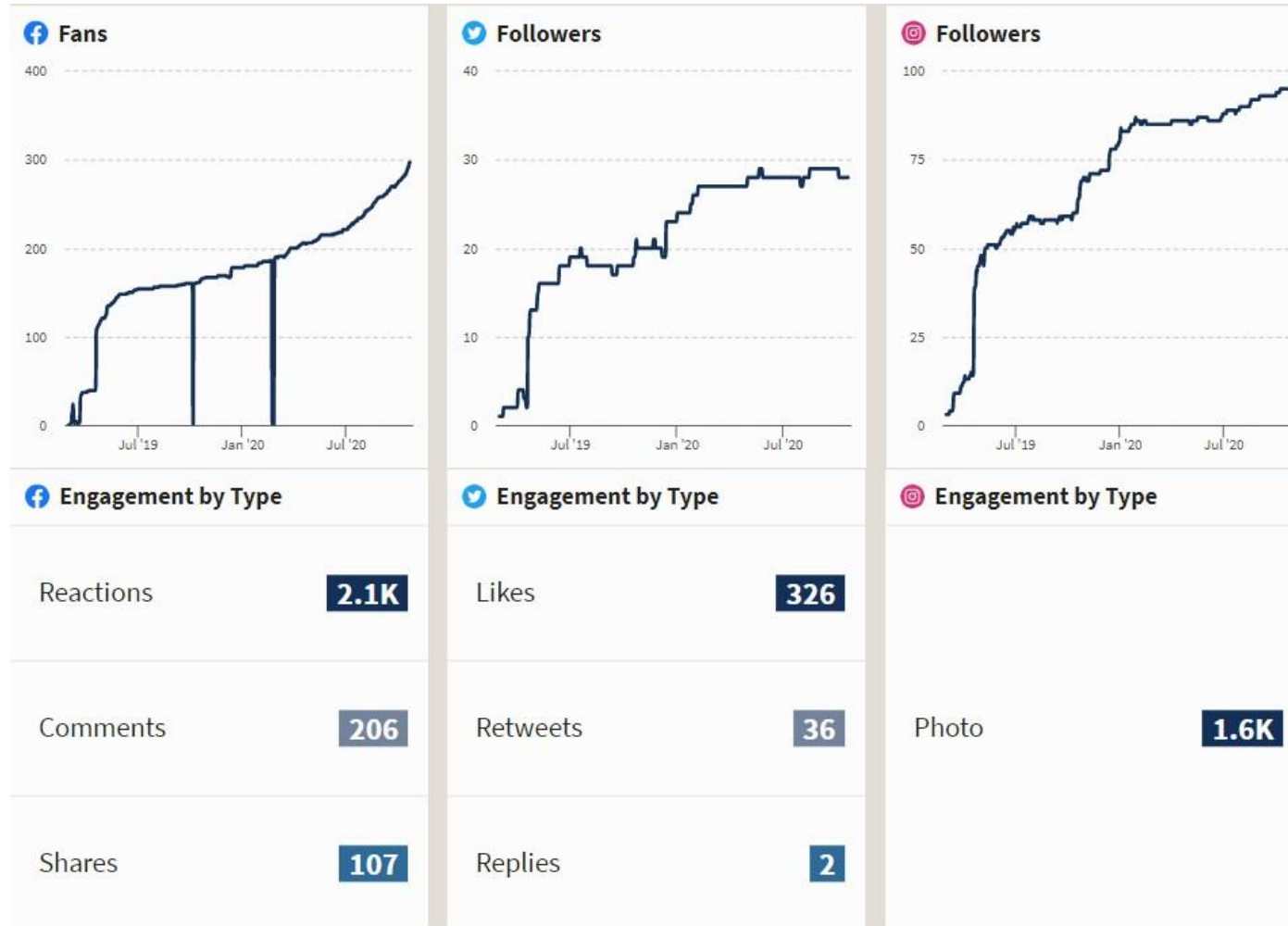


Emails being sent to
98.4% of homes



Emails being opened
by 69.6% of homes

Communications



LEC Committee Report

Barbara Birdseye, Committee Chair



LEC Committee Report

The mission of the LEC is to:

- Oversee the architectural standards established by the original developer of the Anthem Country Club community to protect resident's investments in their homes
- Review exterior change applications from homeowners. The committee in conjunction with the compliance team reviewed 197 applications during Q3 2020 with the following results:
 - 193 were approved and approved with stipulations
 - 4 were rejected

LEC Committee Report

Top violations

- Groom granite
- Gate-Other (Return wall gate)
- Excessive speeding
- Parking in street overnight
- Trim plants/trees
- Erosion/replenish granite
- Unregistered guest gate strike
- Paint walls
- Trash/recycle can visible
- Clean driveway

LEC Committee Report

Updates

- The committee has resumed calls and visit to new homeowners
- The committee has completed calls on new homeowners for property closings through July 2020

LEC Committee Report

Recommendations

- No recommendations at this time

Policy Committee Report

Andy Anderson, Committee Chair



Policy Committee Report

The mission of the Policy Committee is to:

- Review existing governing policies and legislative requirements
- Recommend changes or additions to the governing policies
- Hear appeals for cited violations and speed infractions
- Monitor elections and verify results

Policy Committee Report

Appeals and Reviews

- No appeals this quarter

Policy Committee Report

Updates

- The Committee had one meeting via Zoom this quarter
- Legal advice was reviewed regarding the Fine Policy with direction to Margaret's team to incorporate changes and return revised policy to the Committee for discussion and approval during the next quarter

Policy Committee Report

Recommendations

- No recommendations at this time

GPP Committee Report



Chuck Bowen, Interim Committee Chair

GPP Committee Report

The mission of the GPP committee is to:

- Assess and review gate procedures
- Gather safety information
- Recommend new safety measures for the streets and common areas
- Establish programs necessary for efficient maintenance of our roads and infrastructure

GPP Committee Report

Updates

- New IQ1200 installed on Congressional with plans for an additional installation on Anthem Springs
- Approval of the 2020 asphalt maintenance plan and the bid from YSC
- The 2020 granite installation proposal was approved. There will likely be installation delays due to a shortage of materials
- Warranty information received from HLS for the gate readers was reviewed and approved
- New LIDAR and JAMAR equipment was approved and forwarded to the Board for action
- The Gate maintenance contract from AAA Smart Business was reviewed, approved, and forwarded to the Board for action

GPP Committee Report

Recommendations

- No recommendations at this time

Finance Committee Report



Fred Shipley, Committee Chair

Finance Committee Report

The mission of the Finance Committee is to:

- Prepare the annual budget
- Review financial performance during the fiscal year
- Make recommendations that ensure the ongoing soundness of the ACCCA's financial position

Finance Committee Report

Operating Fund (Jan 1 to Sep 30, 2020)

	Actual	Budget	Variance
Revenue	\$2,020,133	\$1,999,149	\$20,984
Expense	\$1,879,570	\$2,020,036	\$140,466
Surplus / (Deficit)	\$140,563	(\$20,887)	\$161,450

Cash Operating Funds @ September 30, 2020: \$ 579,810

Notes:

- Revenues affected by Lifestyle Enhancement Fee (\$24.5K)
- Expenses affected by Bad Debt (-\$13.5K), Fed. Income taxes (-\$7.6K)—lower interest income, Water & Sewer (\$37.5K), and Repairs/Maintenance (\$74.8K)

Finance Committee Report

Reserve Fund (Jan 1 to Sep 30, 2020)

	Actual	Budget	Variance
Revenue	\$885,198	\$874,888	\$10,310
Expense	\$47,809	\$385,066	\$337,357
Surplus / (Deficit)	\$837,489	\$489,822	\$347,667

Reserve Funds @ Sep 30, 2020: \$ 7,120,606 (increase of \$258K in Q3)

Notes:

- Revenue favorability driven by higher Lifestyle Enhancement Fees
 - LEF revenue remains strong with more home sales than budgeted in 3rd quarter.
- Lower expenses driven by timing delays related to granite replacement (\$103K), and street repairs (\$191K). These items are in place for our 4th quarter.

Finance Committee Report

Updates

- No updates at this time

Recommendations

- Recommend the Board accept the Draft audit report
- Recommend the Board accept the proposed 2021 budget and budget narrative as presented

