



Tanner Trails Homeowner Association 4th Quarter Meeting

November 2010





Introduction of the Board

- Board Members
- Guests
- Charter Statement:

As members of the Tanner Trails Homeowner's Association Board, we are obligated to uphold the covenants of the association, ensure the fiscal viability of the association, and promote a welcoming environment within the subdivision through organized events and beautification projects.





Last Quarter in Review

- Introducing Holly Marek from Foster Premier
- Police And Citizens Together (PACT)
- North Aurora finishing some sidewalks
- Walking paths
 - Refinished
 - Plantings done
 - Bench installed
- Landscape Contract
 - Solicited Bids
 - Renewed Green-Up for 1 year with 1 year option
- Movie Night is this Friday (11/12) – “Finding Nemo”





Last Quarter in Review (cont.)

- Wetlands Future
- Budget/Quarterly Assessments



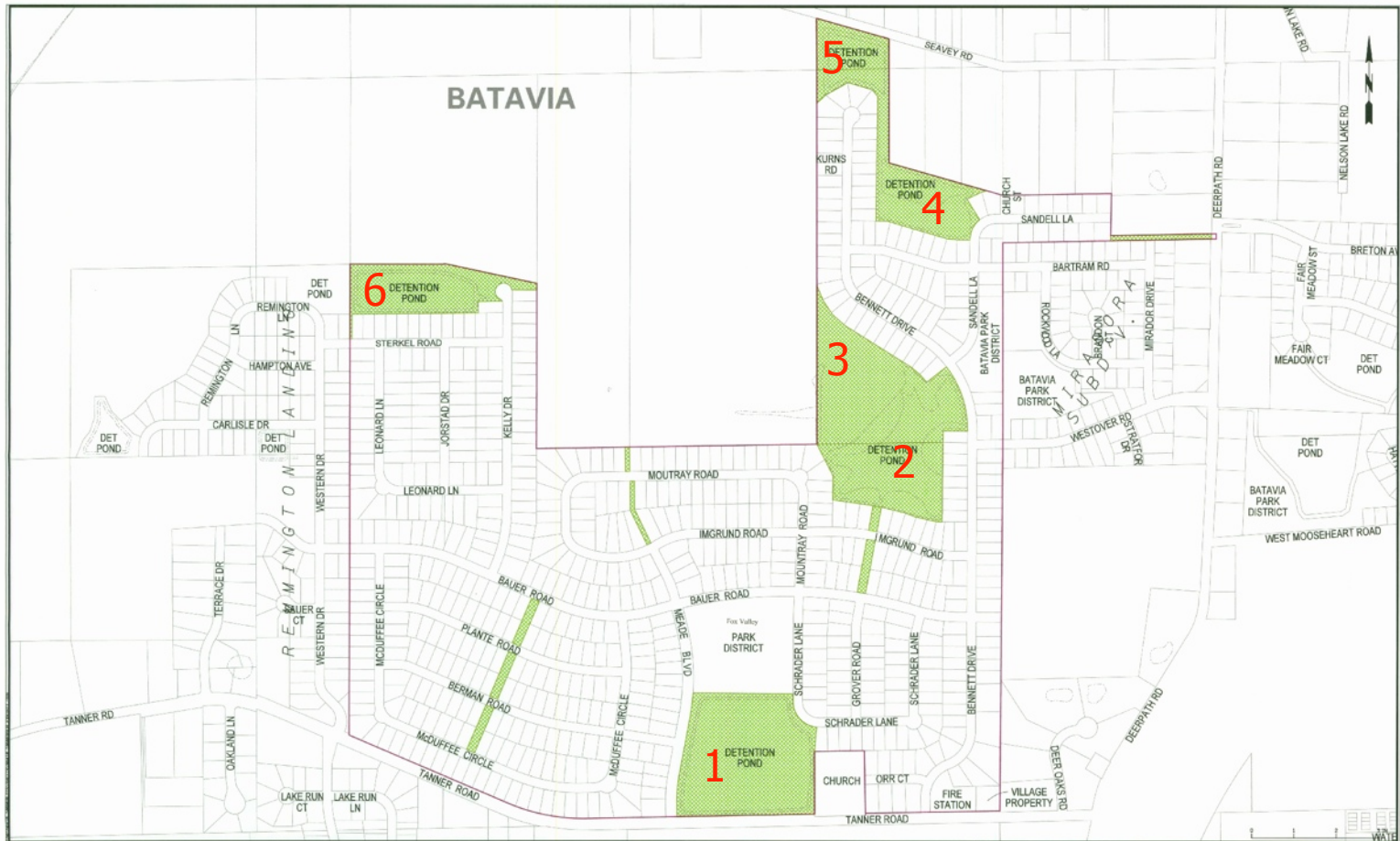


Wetlands Future

- Improve the wetland and prairie areas and maintain them going forward while controlling costs
- Must start now – Buffers are getting worse as time has passed
 - No maintenance since late 2007 or early 2008 (village stopped at that time)
 - This past year was particularly good for weeds
- Ultimately 3 to 5 years to see significant gains
- Manage costs to keep expenses flat from year to year
- In fall of 2010, approximately \$20k will be spent
- Costs for 2011 (and next few years) are expected to be ~\$20k/year
 - \$18,331 for maintenance and supplementary seeding
 - ~\$1700 for response to treat trouble areas as needed



Wetlands Designations



This drawing shall not be used for reproduction either wholly or in part except when authorized by the engineer - Rempe-Sharp	ACTION	NAME			
	Design				
	Drawn				
	Checked				
	No.	Date	Revisions	By	

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PROJECT
TANNER TRAILS SUBDIVISION
NORTH AURORA, ILLINOIS

SHEET TITLE
TANNER TRAILS
SUBDIVISION BOUNDARY EXHIBIT

SCALE	PROJECT NO.	SHEET
1"=300'	NA-610	1
	DATE	OF
	12/29/08	1



Wetlands Future

- Work starts this fall
- Areas designated 1 through 6
- Hired a surveyor to mark all borders to common areas
 - Stay out of the Common Areas where work is in progress
 - Remove everything of yours from these areas before work starts
- Contracted Integrated Lakes Management to improve and maintain the Wetlands/Prairie Area
- This fall will focus on Areas 1, 2, and 3
 - Prescribed Burns
 - Treat and remove woody weeds
 - Supplementary seeding of Areas 1, 2, and 3
- Starting in Spring all areas will be treated with the focus on Areas 4, 5, and 6
 - Stormwater system maintenance
 - Maintenance on all six areas (5+ visits)
 - Supplementary seeding of Areas 4, 5, and 6



The Goal





2011 Budget

- Goal was to provide long term financial stability
 - Avoid yearly increases in assessments or special assessments
 - Plan for increasing costs due to inflation
- Detailed budget will be presented next
- Assessments are being increased starting with the first quarter of 2011
- New Quarterly Assessment will be \$45.00
- Reasons for increase
 - Must fund Wetland Areas maintenance (originally thought this would be \$30K to \$35K, not the \$20k currently planned)
 - Current projection for 2010 has the HOA losing money this year
 - No increase in assessments for 6+ years let inflation catch up
 - Fewer total lots (from 674 to 660)



2011 Budget

TANNER TRAILS HOMEOWNER ASSOCIATION							
2011 BUDGET							
660 UNITS							
					2010 Budget	Actual Year to Date (Through September)	2011 Budget
9100	Reserves				\$6,117.00	\$ 4,587.75	\$6,590.00
8502	Management Fee				\$24,000.00	\$ 18,000.00	\$24,000.00
		\$2000 X 12 months					
8501	Office Expense				\$10,000.00	\$ 17,148.00	\$20,000.00
		Billings, statements, correspondence etc.					
8606	Insurance				\$5,000.00	\$ 4,328.00	\$5,000.00
		Liability insurance (annual premium)					
8508	State Fees				\$735.00	\$ -	\$735.00
		\$1 per unit plus \$50 and \$10 annual report					
8505	Audit				\$2,000.00	\$ 325.00	\$500.00
		Based on a one time year end review					
8504	Legal				\$9,000.00	\$ 10,977.00	\$11,000.00
		Advice, collection of delinquent accounts and filing of annual report.					
7720	Maint and Upgrades				\$5,000.00	\$ 3,749.00	\$5,000.00
New Account	Wetlands Maintenance					\$ -	\$20,000.00
7806	Community Events				\$1,500.00	\$ 450.00	\$500.00
7801	Landscaping & Storm Detention				\$25,000.00	\$ 17,100.00	\$19,950.00
		Maintenance of detention and outlot areas					
7803	Walking Path				\$6,000.00	\$ 6,015.00	\$5,525.00
		Maintenance & repairs including landscape beds					
	Total						\$118,800.00
	Quarterly Assessment Per Unit				\$35.00		\$45.00
		Billed January, April, July, and October					
					\$92,400.00		\$118,800.00
					Projected 2010	\$ 105,284.00	





Closing Remarks

- There will be additional Wetland Area updates distributed periodically.
- Covenant signing available after this meeting
 - We will start going door-to-door soon
- Please take advantage of the HOA website:
<http://www.tannertrailshoa.org>
 - Register your email for news and information
 - We will be posting wetlands updates
- Remember the Movie Night this Friday – Right Here!
- Questions
- Thanks for coming

