

**SCOFIELD
FARMS**
**HOMEOWNERS
ASSOCIATION MEETING**

APRIL 26, 2007

Held At

**PARMER WOODS ASSISTED
LIVING – 7:30 PM**

SCOFIELD FARMS

Board of Directors and

Association Officers



Alan Shelby, President



Barry Robinson, Vice President



Leigh Ann Brunson, Secretary













Sue Hoke, Treasurer



Shanker Tangirala, Director

2007 SCOFIELD FARMS

ANNUAL MEETING AGENDA

- | | |
|--|-------------------|
|  Call Meeting to Order | 15 Minutes |
|  Roll Call and Certifying of Proxies | |
|  Proof of Notice of Meeting | |
|  Reading and Disposition of 4/20/06 Meeting Minutes | |
|  Board & Manager's Report | 30 Minutes |
|  Board Candidate Nominations | 10 Minutes |
|  Voting | 10 Minutes |
|  Committee Reports | 10 Minutes |
|  Signed In Guest Speakers (3/min/person) | 15 Minutes |
|  Wrap Up & Adjournment | 05 Minutes |

SCOFIELD FARMS

Board Mission Statement

“ The Board’s mission is to protect and enhance the quality of life for our residents. We will work to achieve our mission by focusing our efforts on the following areas...”

- Equitable enforcement of our neighborhood’s covenants**
- Fiscally responsible management of the association’s assets**
- Strive to maintain our property and home values**
- Be a proactive advocate for our neighborhood and neighbors**
- Building and nurturing a growing sense of community between our residents**

“ We will act on these tasks with an eye toward balancing the rights of the individual with the rights of the community.”

SCOFIELD FARMS RealManage Association Manager & Management Team Duties

-  **Prepare Annual Budget**
-  **Monthly Financial Reports**
-  **Year-End Financial Statements, Tax Returns and Audits**
-  **Collection of Assessments**
-  **Payment of Association Expenses**
-  **Inspections and Homeowners Relations**
-  **Maintenance of Long-term Maintenance Plan**
-  **Providing Assistance to the Board of Directors**
-  **Attendance at Board Meetings**
-  **Assistance with Meeting Minutes**
-  **Solicitation of Bids**
-  **Work with Vendors and Builders**
-  **Architectural Review Committee Management**
-  **Contract Negotiations**
-  **Respond to Emergencies**
-  **Insurance Management**
-  **Preparation of Annual Association Meeting Presentation**
-  **Establishment of Files**
-  **Establishment of Bank Accounts**
-  **Real Estate Taxes**
-  **Organization of Community Documents**
-  **Homeowner's Information Package**
-  **Providing Assistance to Homeowner Committees**
-  **Serve as Liaison with Attorneys**
-  **Monitor and Inspect Common Areas**
-  **Transfer & Refinance Process Management**
-  **Resale Process Management**
-  **Other Duties as Required**



SCOFIELD FARMS RealManage

Overview: Where We Are At



RealManage has invested heavily in the quest to build the premier community association management company



Our goal is to provide a much higher level of service than the rest of the industry



While we are still in the early stages of developing our full service suite, we have made significant strides in our efforts to raise the bar in our industry



We appreciate your patience as we design and develop our services and we hope you are experiencing some of the benefits of what we have rolled out so far



SCOFIELD FARMS RealManage Owner and Resident Customer Service Philosophy

Extended hours (currently 7:30 a.m. to 7:00 p.m. CST)

After hours emergency assistance

Multi-lingual (English and Spanish)


Personal service (no automated response system)

Answer nearly any question without re-routing the call

Immediate, electronic access to relevant information

Instant email or fax fulfillment of lost statements, deed restrictions, annual meeting announcements and other community information

Online service with web and email requests

Online assessment payment 

Toll Free at (866)473-2573 or (866) 4 RealService or 219-1927

SCOFIELD Website

“Get Connected”

<http://www.scofieldfarms.org/>

Username = scofield

Password = 78727

SCOFIELD FARMS Directors Report

Development

 Development Strip Center – NE Parmer & Lamar

 Storage Facility – NW Parmer & Lamar

 Retail Center between McDonalds and Brake Specialist – Completed

 DR Horton Town Home Development

» Location: Backs up East of Braided Rope

» Engaged Association Lawyer on Stub Purchase

 Development space is still available along Parmer

SCOFIELD FARMS Directors Report

Development Continued

 Howard Lane Development

 Dapplegrey Street Stub Purchase [Picture](#)

 Randalls Shopping Center

- » Is being sold to another different property management company
- » From SC Companies to Inland Real Estate Acquisitions, Inc.

 Randalls Building Now Entirely World Gym

SCOFIELD FARMS Directors Report


Annual Tree and Shrub Trimming

Yearly deadline

- » Trimming complete by the 1st weekend after Labor Day

Architectural Control Committee Guidelines

 “No Improvements shall hereafter be constructed upon any of the Property without the prior written approval of the Architectural Control Committee”

 Fence and landscaping changes without approval are our current most frequent issues

SCOFIELD FARMS

Management Reports

 **DRV's = Deed Restriction Violation***

*Some historical categories have been combined in RealManage's new system

Deed Restriction Violation Detail (DRV's)

	2000	2001	2002	2003	2004	2005	2006
Yard maintenance	299	430	207	190	73	434	543
Trash cans in view	33	87	20	55	52	76	0
Unsightly articles	12	50	37	27	20	17	54
Car parking	12	32	17	2	28	33	32
Sports Equipment	2	18	0	3	17	12	14
Boats / trailers	12	10	6	7	7	13	0
ACC/Outbuildings	2	6	2	4	3	8	21
Pet related	8	4	7	7	3	8	0
Arbor / patio covers	1	4	2	1	1	0	0
Room additions	0	4	1	0	0	0	0
Disturbances	1	3	2	2	2	3	0
Other	0	0	0	15	14	14	11
Totals	382	648	301	313	220	618	675

SCOFIELD FARMS Directors Report

Financial highlights – Fiscal Year 2006

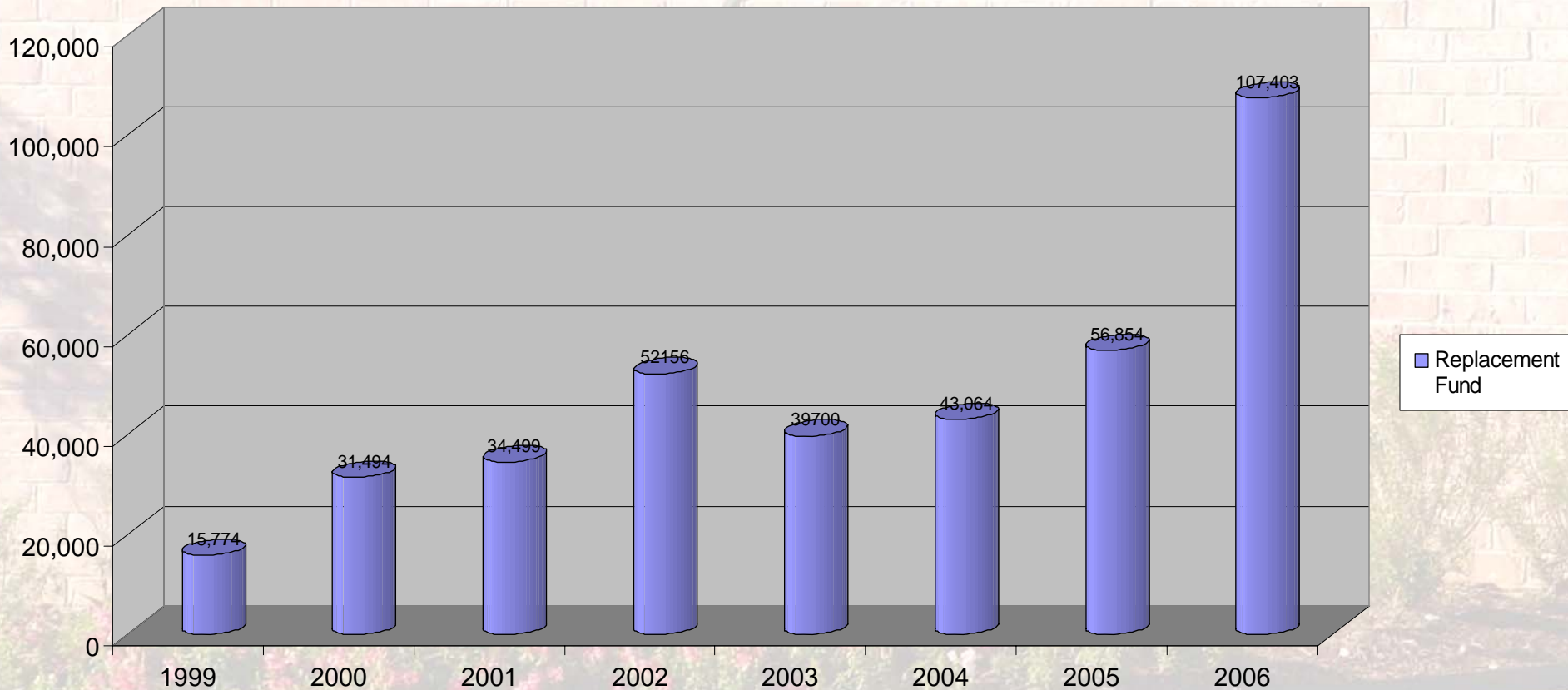
CATEGORY	BUDGET	ACTUAL
Revenues	\$ 245,888	\$ 249,985
Direct Expenses	\$ 162,742	\$ 166,731
G&A Expenses	\$ 82,883	\$ 73,499
Total Expenses	\$ 245,575	\$ 240,230
Net Surplus/(Deficit)	\$ 313	\$ 9,569*

*Surplus added to replacement fund

SCOFIELD FARMS Directors Report

Replacement Fund Review 2006

Scofield Farms Home Owners Association Replacement Reserves



SCOFIELD FARMS Directors Report

2006 Projects UPDATE

COMPLETED

- » Crash bar exit for pool
- » New Pool Furniture (Chairs, Chaises, Tables)
- » Sale of Old Pool Furniture to Neighborhood
- » Slip resistant pool entrance
- » Annual safety tree and shrub trimming
- » Irrigation repairs

In Progress

- » Mailbox Shelters for all seven mail stations
- » Shade Canopy for Baby Pool
- » Dapplegrey street stub purchase (on Hold)

SCOFIELD FARMS Directors Report

2007 Projects

 Association Financial Audit

 Pool Parking Lot Re-Surfacing

 New Salt Water/Chlorine Pool System

 Slip resistant coating in bathrooms

 Security Camera's for Pool area

 Playscape and Bench Repaired

 Door Frame Playscape Pool Entry (Magnetic Lock)

 In Review

» Woodcrete Fence – Scofield Lane (Scofield East Section)


» Shade cover for playscape

» New playscape equipment (On Hold)


SCOFIELD FARMS

Election of Board Members

Two open positions

 Each position is a three year term

 Candidates Nominations

 Candidate Self Introduction & Qualifications (3 minute maximum per candidate)

Candidates

 Alan Shelby, Incumbent

 Shanker Tangirala, Incumbent

 Neil O'Shaughnessy

**Please Vote for a maximum of Two (2)
Future Directors**

**Please hand your ballots to Directors:
Leigh Ann Brunson and
Barry Robinson**

**Leigh Ann & Barry will count the
ballots and let me know the results**

SCOFIELD FARMS

Committee Chairs and Volunteers

THANK

YOU!

SCOFIELD FARMS

Committee Chairs

Committee	2006 Chairperson	2007 Chairperson
Jazz by the Pool	Diane Harvey Anderson	Diane Harvey Anderson
Architectural Control	Gayle Fisher	Alan Shelby
Easter Egg Hung	Janie Schafer, Maria Shelby	Janie Schafer, Maria Shelby
Fourth of July	M.Shelby, L Brunson, J Leone	M.Shelby, L Brunson, J Leone
Gazette Newsletter	Maria Shelby	Maria Shelby?/Janie Schafer?
Landscaping	Dan Schultz/Laxmi Krishna	Dan Schultz?
Mail Box Shelters	Doug Hamm	Doug Hamm
National Night Out	Steve Walden	Steve Walden
Security	Stephen Sebesta	Stephen Sebesta
Parks	Mike Brindle	Mike Brindle
Pool	Leigh Ann Brunson	Leigh Ann Brunson
Welcoming	Piyush Mehta	Piyush Mehta/Michele Kim Carter
Website	Craig & Roberta Becker	Craig & Roberta Becker
Yard of the Month	Julia Quebe Peterson	Rhonda Schultz
Zoning & Development	Scott Peterson/Shirley Madrid	Scott Peterson

SCOFIELD FARMS

Committee Reports



Park Update – Mike Brindle

[Photo](#)

[Map](#)



Zoning and Planning Update – Scott Peterson



Pool Update – Leigh Ann Brunson



Neighborhood Events – Alan Shelby

SCOFIELD FARMS NEW BUSINESS



Association Guest Speakers



Member sign up sheet



Limit of 3 minutes per member

SPECIAL THANKS

TO: PARMER WOODS

ASSISTED LIVING CENTER &

TERRI MARTINEZ

FOR THE USE OF THIS FACILITY

AND FOR THE REFRESHMENTS

2005 SCOfIELD FARMS

Annual Meeting

New Board Members

 Position 1 –

 Position 2 –

 **New Board Members – Please come up front after the meeting for a short meeting**

SCOFIELD FARMS DOOR PRIZES

 **OVER \$199.99 in door prizes for all eligible voting households in attendance in person or by proxy**

 **Eight (8) \$25.00 Visa Debit Cards**

 **Annual Meeting Adjourned**

SCO*f*IELD Website

“Get Connected”

<http://www.scofieldfarms.org/>

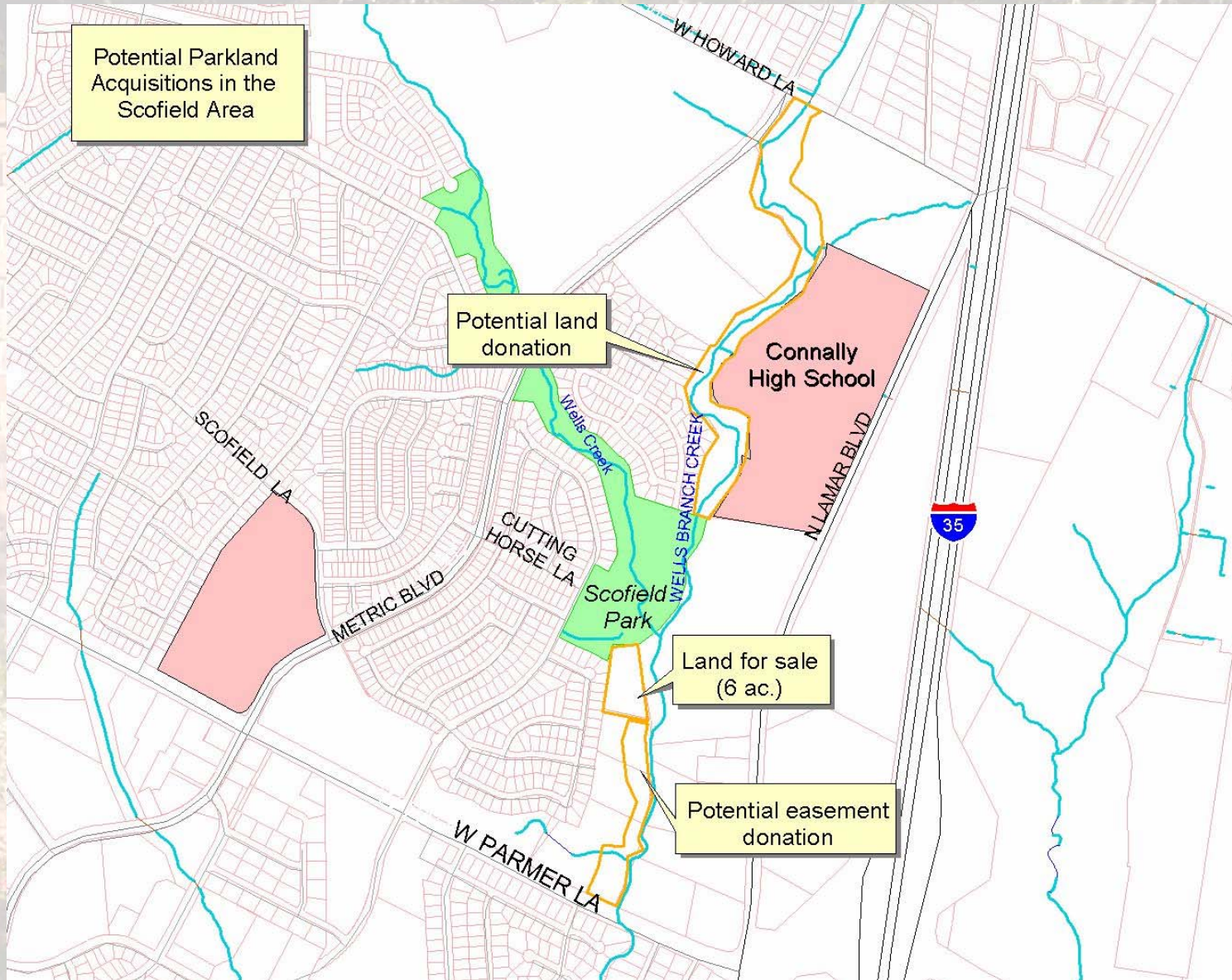
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SCOFIELD FARMS Park



SCOFIELD FARMS Potential Park Acquisitions



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SCOFIELD FARMS Directors Report



Dapplegrey Stub Street Purchase

