

May 8, 2011

To: Vista Del Lago Property Owners

Re: Upcoming Board and Property Owner's meetings

The last four years being on the VDL Board has been rewarding most of the time and frustrating some of the time. But it was time well spent. I think we got a lot accomplished from multiple projects within the park, to getting the Jewels (the developers) to sign off our common grounds to the association, to dealing with County issues. Speaking of County issues, no official date has been set with the Hearing Examiner.

I would like to thank past Board Members and Committee Members that I have served with for their time and dedication to serve others in the community. A special thanks to our current Board Members, Gary Collins and Jenny Sharp, for filling in when we had unexpected openings that needed filling in immediately. Then there is Joe Blackmore, Treasurer extraordinaire, recently nominated for permanent Treasurer at the last Board Meeting. Joe has spent more time than you know on dealing with our County/PD situation along with his usual Treasurer duties (getting people to pay their dues on time). Thanks Joe.

June 4th, 2011 is our POA Meeting at 9am in the clubhouse. I encourage all to attend to vote on four new Board Members to represent our association. No one has officially signed up to be on this year's ballot. Please let me know if you would like to be on the ballot so we can keep the momentum going that has been put into place. If unable to attend, please fill out a proxy so your vote is counted.

Thank you for your time. See you June 4th.
Dave Sneesby, President VDL POA

**Vista Del Lago HOA Meeting Agenda
June 4, 2011
9:00 am in the Clubhouse**

Call to Order

Review of Minutes

Review of Agenda

Treasurer's Report

Secretary's Report

Announcements

Committee Reports

- **Architectural Committee**
- **Building and Grounds**
- **Financial Committee**
- **Membership Committee**
- **Social Committee**

Old Business

- **PD Amendment Update**
- **Pool Refurbish Report**
- **New Flag Pole Status**

New Business

- **FY 2012 budget review**
- **Proposal to waive audit of FY 2011**
- **Vote to accept FY 2012 budget and waiver of audit**
- **Introduce applicants for the 4 board positions (3 2-yr & 1 1-yr term). Accept other nominations from the audience for board positions. Nominees introduce themselves.**
- **Vote on board member positions**
- **Sign up for committees**

Off-Agenda Items

Adjourn

VISTA DEL LAGO PROPERTY OWNERS ASSOC.

FY 2012 VDL BUDGET

Includes 4/1/10 - 3/31/11 Actuals

	Budget	Actuals as of	Draft
DESCRIPTION	2010-2011	3/31/2011	Budget
			2011-2012
Ordinary Income/Expense			
Income:			
Assoc Mtn Fees	79,200	76,576	79,200
Boat/RV Storage	3,500	3,900	3,500
Laundry	1,500	1,385	1,500
Lot Transfer Fees	500	250	500
TOTAL INCOME	84,700	82,111	84,700
Expense:			
Buildings:			
Community Center(Incl Guard House)			
Cleaning	3,200	3,400	3,400
Maintenance	1,000	759	1,000
Repairs	1,000	722	1,000
Furniture and Fixtures	2,000	0	0
Total Community Center	7,200	4,881	5,400
Laundry Room:			
Equipment	0	0	0
Repairs	500	324	500
Other	0	0	0
Total Laundry Room	500	324	500
Total Buildings	7,700	5,025	5,900
Grounds:			
Maintenance	8,000	10,481	9,000
Repairs	1,500	877	1,500
Snow Removal	1,500	0	1,500
Total Grounds	11,000	11,358	12,000
Insurance:			
Liability Insurance	4,200	4,333	4,400
Officers and Directors	1,000	880	1,000
Total Insurance	5,200	5,213	5,400
Office: (Incl Media Room)			
Administration	0	85	100
Postage and Delivery	175	275	175
Printing and Reproduction	100	223	100
Supplies	600	342	400
Total Office	875	925	775
Pool:			
Maintenance	5,000	1,787	2,000
Permit	0	0	300
Propane	1,750	2,162	1,950
Repairs	1,000	0	1,000
Total Pool	7,750	3,949	5,250

VISTA DEL LAGO PROPERTY OWNERS ASSOC.

FY 2012 VDL BUDGET

Includes 4/1/10 - 3/31/11 Actuals

					Draft
		Budget		Actuals as of	Budget
<u>DESCRIPTION</u>		<u>2010-2011</u>		<u>3/31/2011</u>	<u>2011-2012</u>
Professional Fees:					
Accounting		2,500		2,840	3,000
Audit Fees		5,000		0	5,000
Consulting		0		4,000	4,000
Legal Fees		<u>10,000</u>		<u>12,706</u>	<u>10,000</u>
Total Professional Fees		<u>17,500</u>		<u>19,546</u>	<u>22,000</u>
Utilities:					
Contracted Services					
Cable TV		1,000		1,019	1,100
Garbage		4,500		5,109	5,000
Telephone		<u>200</u>		<u>0</u>	<u>0</u>
Total Contract Services		<u>5,700</u>		<u>6,128</u>	<u>6,100</u>
LC Reclamation					
Lago Drive 171095 Excess		10,000		7,050	10,000
Cabana Water		500		1,050	
Cabana Sewer		0		1,400	
Cabana Excess				37	
Lago Drive -Water				570	600
Lago Drive-Sewer				<u>280</u>	<u>300</u>
Total LC Reclamation		<u>10,500</u>		<u>10,387</u>	<u>10,900</u>
PUD:					
Guard House		250		236	250
Community Center		1,200		989	1,000
Pool/Laundry		<u>1,200</u>		<u>1,134</u>	<u>1,200</u>
Total PUD		<u>2,650</u>		<u>2,359</u>	<u>2,450</u>
Total Utilities		<u>19,850</u>		<u>18,875</u>	<u>19,450</u>
TOTAL EXPENSES		68,875		65,221	70,775
NET ORDINARY INCOME		15,825		16,889	13,925
Other Income/Expense					
Other Income:					
Social Events/Recreation		650		770	800
Ice Machine/Recycling		100		35	100
Interest Income		1100		766	400
Other Misc-Yard Sale		<u>0</u>		<u>0</u>	<u>0</u>
Total Other Income		<u>1,850</u>		<u>1,571</u>	<u>1,300</u>
Other Expense:					
Social Events/Recreation		650		700	700
Other Expense:		<u>100</u>		<u>100</u>	<u>100</u>
Total Other Expense		<u>750</u>		<u>800</u>	<u>800</u>
Net Other Income/Expense		<u>1,100</u>		<u>770</u>	<u>500</u>
NET INCOME		16,925		17,660	14,425

VISTA DEL LAGO PROPERTY OWNERS ASSOC.
FY 2012 VDL BUDGET
Includes 4/1/10 - 3/31/11 Actuals

RESERVE SUMMARY

Reserves as of 3/31/11:

General Operations	39,697
Pool Refurbish Reserves	20,000
Speed Bumps Reserve	<u>2,500</u>
Total	<u>62,197</u>

2012 Projects/Transfers Out of Reserve Funds

As recommended by VDL Board of Directors

Pool Refurbish	\$30,000
*Ashalt Seal	<u>?</u>
Reserve Balance after pool refurb	<u>32,197</u>

* Build reserves to fund this project.

As recommended by Associated Reserve Report of 12/3/08

- Metal Fence/Rail - Repaint
- Building Exteriors - Repaint
- Concrete Repair/Replace
- Asphalt Seal/Repair
- Clubhouse flooring - Replace
- Clubhouse Furniture - Replace
- Interior Surfaces- Repaint

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**17674-0**

Fiscal Year	2009	2010	2011	2012	2013
Starting Reserve Balance	\$41,671	\$37,756	\$62,023	\$82,069	\$118,150
Annual Reserve Contribution	\$39,120	\$40,294	\$41,502	\$42,747	\$44,030
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Subtotal	\$80,791	\$78,050	\$103,525	\$124,816	\$162,180
# Component					
102 Concrete - Repair/Replace	\$0	\$0	\$1,591	\$0	\$0
106 RV Lot - Refurbish	\$16,000	\$0	\$0	\$0	\$0
116 Decks, Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (Overlay)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$18,009	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$3,278	\$0
305 Water Heater - Replace (a)	\$0	\$0	\$0	\$765	\$0
305 Water Heater - Replace (b)	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
505 Chain Link Fence - Total Replace	\$0	\$0	\$0	\$0	\$0
505 Chain Link Vinyl Slats - Replace	\$0	\$0	\$0	\$0	\$0
601 Clubhouse Flooring - Replace (a)	\$0	\$7,210	\$0	\$0	\$0
601 Clubhouse Flooring - Replace (b)	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$4,120	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$4,840	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint (a)	\$0	\$4,697	\$0	\$0	\$0
1110 Interior Surfaces - Repaint (b)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Exteriors - Paint/Caulk/Repair	\$6,195	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$16,000	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$0	\$0	\$2,623	\$0
1208 Gas Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Pool Furniture - Replace	\$0	\$0	\$1,857	\$0	\$0
1303 Building Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Subtotal	\$43,035	\$16,027	\$21,457	\$6,666	\$0
Ending Reserve Balance:	\$37,756	\$62,023	\$82,069	\$118,150	\$162,180

PROXY

HOA MEETING OF THE VISTA DEL LAGO PROPERTY OWNERS

June 4, 2011

The undersigned Association Member (Parcel Owner) of Vista Del Lago hereby appoints _____, an Association Member, as proxy holder for the undersigned with the power to act on behalf of the undersigned in respect to all matters that may properly come before the above Special Meeting, and to the same extent and with the same powers as if the undersigned were present at the Meeting.

Name (print): _____

Signature: _____

Lot Number(s) _____ Date: _____

This proxy must be delivered by mail, email or in person to any Vista Del Lago Board Member no later than 10:00 am on June 3, 2011. Proxy may be mailed to address below. **If emailing** please print, fill in the form, scan and email it back to a board member, or you can send an email direct to Dave Sneesby and he will print it out for the meeting.

Vista Del Lago
1000 SR 150
Manson, WA 98831