

OBOA 2022 Annual Meeting

OBOA Board Mission Statement

- Protect and enhance the safety, livability, desirability, quality of life, property values and overall interests of the property owners through the prudent use of the OBOA resources for the benefit of all who live, work in, or visit our community.
- Use the “Declaration of Covenants, Restrictions and Conditions” of the Olde Beau Owners Association Inc. to guide it in decision making and to use these Covenants, Restrictions and Conditions for the benefit of the property owners.
- Evaluate all issues for the “common good” to the Association and its members, not with regard to any person or interest group.
- Endeavor to evolve to the everchanging times in the policies and decisions we make, always referring to the original Covenants, Restrictions, Conditions and By-laws for the spirit of our guidance.
- Serve all homeowners equally by taking a fair, ethical and objective approach in representing their interests.



Welcome!

OBOA 2022 Annual Meeting

Agenda

- ☐ Opening Comments/Quorum
- ☐ Introduction of New Property Owners
- ☐ Introduction of 2022 Boards
- ☐ 2020/2021 Meeting Minutes Acceptance
- ☐ Club Board Report
- ☐ Committee Reports
- ☐ Election Results
 - ☐ HOA Board
- ☐ General Partner Comments
- ☐ Homeowner Questions & Suggestions
- ☐ Adjourn

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Welcome New Property Owners

Welcome!

All New Property Owners

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Board Members

Owners Association Board

Neil Robinson, President
Tom Adams, Treasurer
Lisa Parker, Secretary
Bill Clark - At Large *
Craig Greer - At Large
Kathy Davis

*Board Term Expires

Responsible for all owner property items such as roads, trash, property landscaping

Club Board

HOA Members

- Jerry Grace
- Forrest Pulley
- Neil Robinson

General Partnership Members

- Kathy Davis
- Billy Packer
- Tommy Maines

Responsible for all club related items such as clubhouse, dining, golf, recreation center.

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Administrative Items

Approval of 2021 Minutes

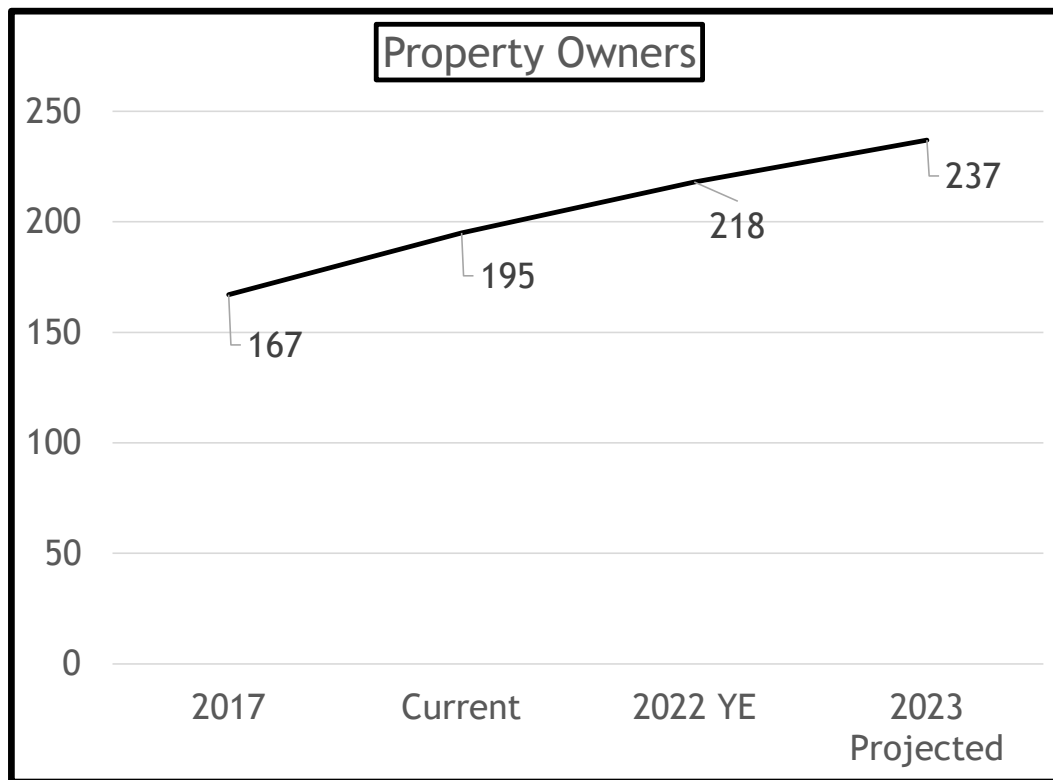
☐ Yes

☐ No

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Club Board

Property Owners



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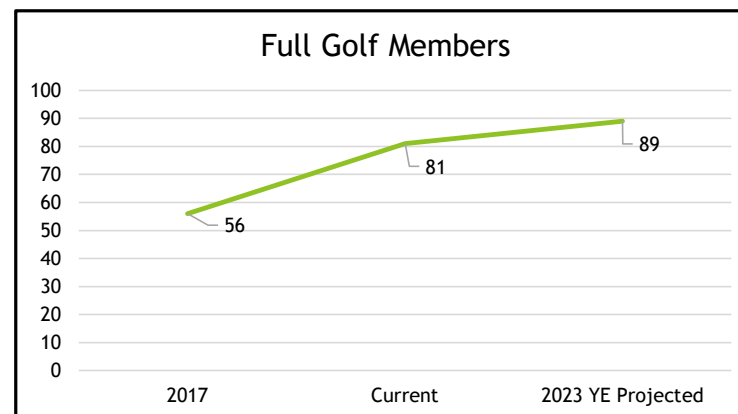
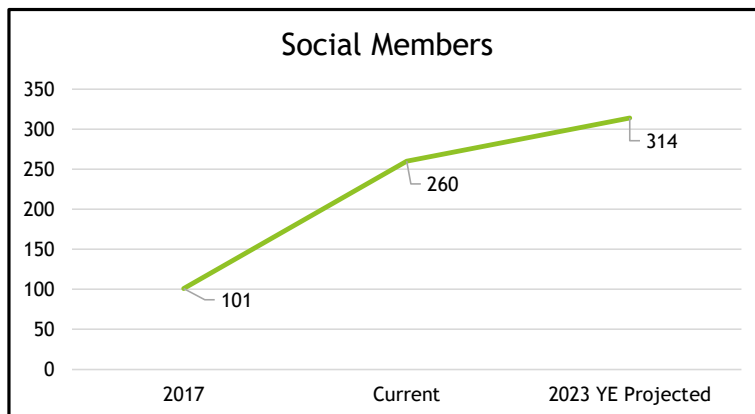
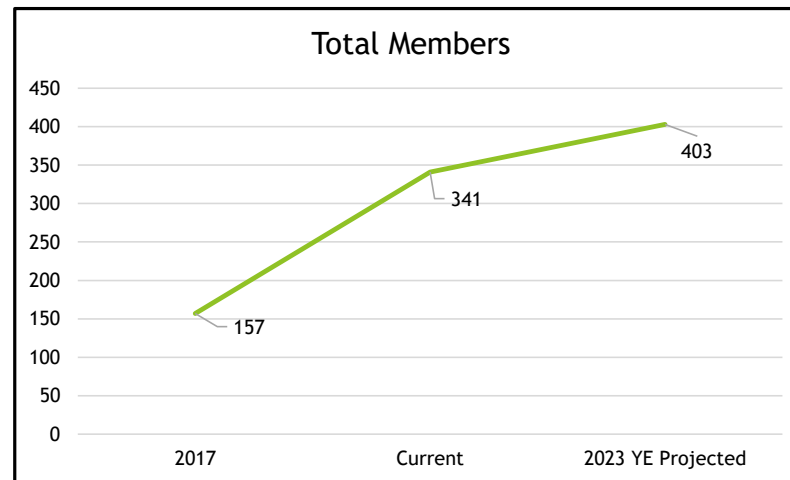
Club Board

Members

Year	Social	Golf	Total
2017	101	56	157
2021 Year End	226	66	292
Current	260	81	341
2022 YE Projected	270	84	354
2023 YE Projected	314	89	403

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Club Board Members



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Club Board

What Has Happened The Last 5 Years

- New Carpet in Clubhouse
- Painting and Staining Exterior of Clubhouse
- New Chairs in Clubhouse
- Patio Furniture in Clubhouse
- Screens on Clubhouse Porch
- Build Outdoor Event Terrace
- New/Updated Computer System
- Replace Old Clubhouse Equipment (HVAC, etc.)
- New Landscaping at Front Entrance
- New Website
- Complete Recreation Center Overhaul
- Hiking Trails Completed and Marked
- Par 3 Front Nine Developed
- Driving Range Mats
- Driving Range Ball Machine & Shed
- Cart Path Repairs
- 50 New Golf Carts
- New Driving Range Tractor
- New Equipment for Golf Course Maintenance
- Over \$100,000 in Storm Repairs & Cleanup
- Replace Clubhouse HVACs (5)
- New Clubhouse Thermopane Windows
- New Clubhouse Toilets
- New Fryer for Kitchen
- Restriping of Clubhouse Parking Lot
- New Golf Course Equipment
 - Sprayer, 2 Mowers, Backhoe
- Rebuild of Irrigation Electrical System
- Security Cameras at Recreation Center
- Repaving Tennis Courts & Add Pickleball

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Club Board

What Has Happened in 2022

- New Chairs in Clubhouse
- Patio Furniture in Clubhouse
- Kitchen Air Conditioning
- Kitchen Equipment
- New Fryer in Beau's Grill
- New Equipment in Recreation Center
- New Pool Chairs
- New Equipment for Golf Course Maintenance
- New Housekeeping & Storage Area
- Children's Playground
- Cart Path Paving

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Club Board

Upcoming Plans

Capital Projects Committee

- 49 Project Request Forms Submitted
- Consolidated into 19 Identifiable Projects
- Some Referred to HOA Board
- Some Referred as Maintenance Items
- 54 (26%) Respondents to Ranking Survey

Top 5 Submissions

1. Clubhouse Bar Expansion/Relocation
2. Clubhouse Addition/Remodel/Upgrade
3. Improve Acoustics in Main Dining Room
4. Cart Path Repairs
5. Dog Park

Next Steps

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Club Board

Financial Information

2022 Projected Year End		2023 Preliminary Budget	
Total Revenue	\$1,275,475	Total Revenue	\$1,491,912
Total Expenses	\$1,470,207	Total Expenses	\$1,868,031
Net Profit/Loss	\$ (173,283)	Net Profit/Loss	\$ (376,119)

Why Increased Loss in 2023?

- Increase in Payroll Expenses Primarily in Kitchen, Dining & Accounting
- Cart Path Expenses Moved from 2022 to 2023
- Build Reserve Fund

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Club Board

2023 Budget Analysis

Revenue	
Total Revenue	\$1,793,000
Amenity Fee	
GP Contribution	
Net Revenue	\$1,793,000
Cost of Goods Sold	\$301,088
Net Revenue	\$1,491,912
Net Revenue Without Amenity Fee & GP	

Expenses	
Total Expenses	\$1,743,631
Capital Improvements	\$200,000
Net Expenses	\$1,943,631
Depreciation	\$69,600
Interest	\$6,000
Total Depreciation & Interest	\$75,600
Net Expenses	\$1,868,031

Net Profit/Loss Without Amenity & GP and Without Depreciation & Interest
(\$376,119)

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Club Board

2023 Amenity Fee

How Calculated

Average of Past Year's Actual, Current Year Actual, Next Year's Budget
75% Divided by the Number of Property Owners

2021 Actual (311,213)

2022 Projected (173,283)

2023 Budget (376,119)

Total (860,615)

3 Year Average (286,872)

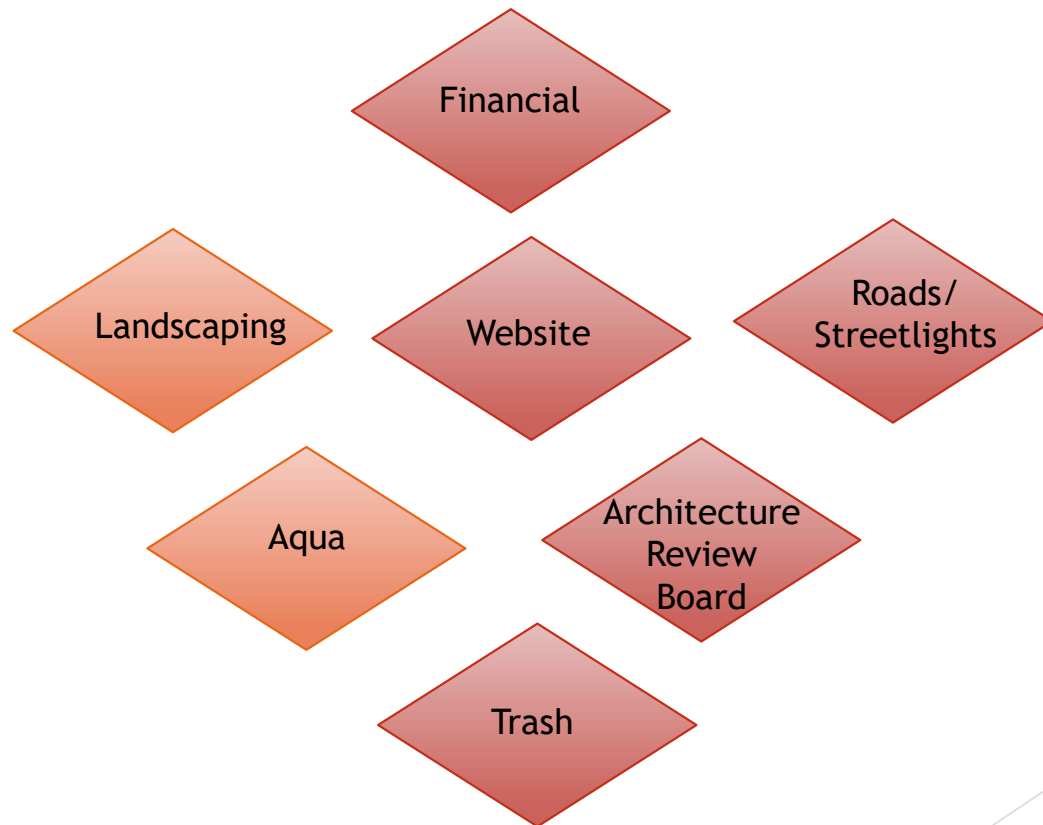
75% Property Owners (215,154)

Estimated 2023
\$1,000 - \$1,200

Current Year
\$1,155

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Committee Reports



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Committee Reports

Architecture Review Board

ARC Application Can Be Found on Olde Beau Website

ARC Submission

- Directly Through Email to Any ARC Committee Members

Establishment & Authority

- Established July 3, 2000, by Amendment to Restrictive Covenants
- Designee for Architectural Review Decisions
- Four Members Appointed by HOA Board & One Member from OBG
- Authority to Require Impact Fees for New Construction

General Duties

- Approval of New Construction
- Approval of Exterior Renovations and Changes to Property
- Approval of Changes to a Dwellings Landscape

Meeting Schedule - Third Wednesday of Each Month at the Olde Beau Clubhouse

Committee

Craig Greer, Chair
Peggy McBean, Vice Chair
Les Gipson
Mike Plaster
Kathy Davis

Process

Ask Neighbors as a Courtesy
Get Approval from ARC

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Committee Reports

Architecture Review Board

Frequently Asked Questions

1. I have some big trees in my yard that I want to remove. Does the ARC approve that?
Yes, ARC approval is required.
2. My deck needs replacing. Does this require ARC approval?
Yes.
3. I want to renovate my kitchen. Do I need ARC approval?
If the work is solely restricted to the interior of your dwelling, no ARC approval is needed.

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Committee Reports

Financial

Funds

	2020	2021	2022
Checking	70,508	134,568	55,342
Savings	172,930	199,814	139,805
CDs	179,784	175,000	175,000
Total	423,223	509,382	370,147

NOTE: As of August 31, 2022

Revenue to Expense

	2020/2021 Actual	2021/2022 Budget	2022 8 Month Actual	2023 Budget
Revenue	165,935	179,175	188,255	195,000
Expenses	128,768	295,280	289,671	347,960

NOTES: Does Not Include Amenity Fee

Major Expenses

- Roads
- Snow Removal
- Trash
- Management Services

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Committee Reports

Roads/Streetlights

Item	Status
Paving	Repaved - St. Andrews, Wentworth, County Downs (from Clubhouse to Intersection), Sunningdale, Iris Lane & Wimbledon Heightened Curbing on Wimbledon Crack Filled on Villas Parking Area & Mitchell River Cottages Striped County Downs & St. Andrews
Safety	Added Stop Signs Added Cart Crossing Signs Added 911 Street Signs Converted Laurel Cottage to One Way
Streetlights	19 Owned by HOA 7 Owned by General Partnership Installed New on Olde Beau Boulevard Replace Old Globe Lams to New Carriage Heads Identified All Post Numbers for Easy Notification
Maintenance	Drains Cleaned on Laurel Cottage Dumpster Area Repaired & Patched Removed Split Rail Fencing at Intersection of Turnberry and County Downs
2023 Planned	Pave & Stripe Sir Richards and Troon Avenue Club Villa Drive Project

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Committee Reports

Website

Webmasters - John Carroll, Neil Robinson, Patrick Moree

Ongoing Updates

Board Minutes, Calendar, Contact List, Documents & Links, Newsletter, Real Estate Listings

Website Tabs

Our Story, Golf, Club, Weddings & Events, Lodging, Beyond the Club

Facebook & Instagram

Future Plans

Calendar of Events

Owner Directory

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Trash

Tuesday is Normal Pickup Day
Weekly Trash Removal Through November
Going to Biweekly from December - March (savings of \$4,000)

Trash Cost:

- ❖ By weight.
- ❖ Waste removal was 2nd largest expense last year (20% of expenses)
- ❖ Items found in the dumpster: Mattress, Furniture, Wood.

How We All Can Help:

- ❖ Compaction: Make sure cardboard boxes are cut & broken down
- ❖ Yard waste is not placed in the dumpster.
- ❖ Do Not Leave Items Outside of Dumpster (or if it is gone for removal)
- ❖ Push Compactor Button

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Everyone's Help

Pets:

- ❖ All pets must be controlled on a leash and a harness in such a manner as to not become a nuisance by barking or other acts.
- ❖ The pet owner shall be responsible for all of the pet's actions.
- ❖ Complaints are to be reported to Alleghany County Animal Control, Alleghany County Sheriff's Office or Alleghany County Health Department

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Aqua/Fire Hydrants

Cherry Lane Fire Department

By now you have received the recent mailing from Aqua North Carolina. The intent of this mailing is to clarify the situation here at Olde Beau. There is an has been no change in the status quo here at Olde Beau.

The Cherry Lane Volunteer Fire Department is fully capable and staffed to meet both the fire service needs and emergency needs of our community. The Cherry Lane Volunteer Department is fully accredited by the North Carolina State Fire Marshall and staffing includes both firefighters and first responders.

There is a dry hydrant at the entrance to Olde Beau which is fully capable of servicing a pumper firetruck.

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Calling for Volunteers!

Many Different Ways You Can Participate as a volunteer:

- ❖ Landscaping Committee
- ❖ Welcoming Committee
- ❖ Roads Committee
- ❖ Other Areas

*Volunteering is not only a way to help, but a great way to meet new people
.....and have fun!*



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Election Results

- HOA Board



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Agenda

General Partnership Updates



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Agenda

Adjourn