



# MCCA BUDGET RESULTS

April 2021

## BUDGET VOTE RESULTS

MCCA residents voted to pass the 2021/2022 Budget. Thank you to the 461 residents who participated in the budget vote. We increased voter turnout this year; almost 100 more people voted than last year. The MCCA Board of Directors appreciates your participation in the budget process.

### 2020/2021 Budget Vote Results

Property Type	Total Yes	Value <sup>1</sup>	Yes Count	Total No	Value <sup>1</sup>	No Count
Single Family Home	293	1.0	293	22	1.0	22
Townhome	52	0.75	39	9	0.75	6.75
Condo/Apartment	98	0.5	49	8	0.5	4
<b>Total</b>			<b>359</b>			<b>32.75</b>

Total number ballots returned: 461

<sup>1</sup>Value is determined by the assessment level. Please see “How the Votes are Counted”

## HOW THE VOTES ARE COUNTED

The Budget votes are counted using the process described in the Declaration of Restrictive Covenants section 4.3.

*VOTING RIGHTS: Members will be entitled to one vote for each Building Site or Living Unit in which they hold the interest required for membership by Section 4.2 above; provided, however with respect to Living Units which are part of a townhouse, row house or cluster-type apartment or condominium development, voting rights shall be commensurate with participation in assessments as hereinafter provided in Section 6.3 below. If more than one person holds such interest or interests, all such persons shall be Members, but the vote for such Building Site or Living Unit shall be exercised as the persons holding such interests shall determine between themselves provided that in no event shall more than one vote be cast with respect to any such Building Site or Living Unit.*

Single-family homes pay 100% of the assessment, and those votes count as 1 each. Townhomes pay 75% of the assessment, so those votes count as .75 each. Condo and Apartment units pay 50% of the assessment, so those votes count as .50 each.

## NEXT STEPS

The Annual Assessment Invoices will be mailed out to residents at the end of May and are due July 1, 2021. Our next scheduled meeting with residents is the MCCA Annual Meeting in September. If you have questions before then, please contact the MCCA office via email ([info@mcca.info](mailto:info@mcca.info)). We look forward to hearing from you!

If you missed the Budget Meeting webinar, you can view presentation slides on PayHOA and read the questions and answers from the meeting. You can access the slides by logging into PayHOA and clicking on Documents -> MCCA Documents -> 2021 Budget Meeting -> 2021 MCCA Budget Meeting.pdf. The questions and answers are available on the next page.

## **BUDGET MEETING QUESTIONS AND ANSWERS**

### **REVENUE - MIKE TODD (ST)**

Q: Other Revenue is the cell tower lease and ??? It is not going down much, but it is going down. I would not expect that. Explanation? I assume we get some sort of ground lease and our building lease from the operators of the swimming pool? Where does that appear?

A: “Other Revenue” is for all revenue we receive other than the annual assessments. This includes the swim lease, escrow income (from our transfer fee), Security lock/unlock services for some of our sub-associations, interest earned on our bank accounts, MillStream advertising revenue, equipment sales, Arborist Day payments, etc. This revenue has decreased because:

- We pre-sold the lease on the cell tower in December 2019. We used those funds to pay off the mortgage on the office building, so we do not have cell tower lease income any longer.
- Interest rates are much lower than last year.
- Since COVID-19, pools, and gyms are closed, security has not provided lock/unlock services for any apartments or condos.

### **COMMUNICATIONS COSTS - RYAN SCHMIERER (ST)**

Q: Why are communication costs going up by 11% this year? I can understand the increase in grounds maintenance but unclear why communications is budgeted for an increase when the projected current year spend is less than the current budgeted amount.

A: Communication costs are budgeted to increase for the following reasons:

- We budgeted for an extra mailing to members for the 2021/2022 fiscal year.
- Some expenses have shifted from the Community Relations & Meetings category to the Communications budget. We moved to online communication platforms such as GotoMeeting and GotoWebinar, for all committee, board, and member meetings due to the pandemic. A few of our committees would like to keep the online meeting option.

### **ADMINISTRATION COSTS - SUSAN EGBERT (DF)**

Q: I have no objections for the Community Association fees; however, I can't understand why we are paying over \$200,000 for administration payroll and then paying over \$50,000 for professional services. Why can't the staff take care of this?

A: The administration payroll amount includes all medical, dental, and 401 K benefits, as well as all payroll taxes. Professional Services includes services that we need to get from specialists such as:

- Legal counsel
- CPA services which include our annual audit and tax filings
- Reserve Specialist for the Reserve Study
- Arborist fees
- Consultants (network issues, wetlands, beaver dam management, engineers, etc.)

## **MAINTENANCE COSTS – NABIL YOUSEF (SW)**

Q: How many maintenance employees do we have, and what are their roles?

A: Our Maintenance team currently has seven full-time employees and one part-time employee. The roles are Maintenance Manager (1), Team Lead (1), Team Member (5), and Seasonal Help (1). We typically hire extra seasonal help during the summer months. Our maintenance team performs a variety of tasks to keep all 160 acres of MCCA safe and looking its best, including:

- Landscaping tasks such as mowing, blowing, trimming, edging.
- Entry maintenance such as weeding, planting, bark installation, pruning.
- Trash duties including emptying garbage bins, restocking Mutt Mitt stations, picking trash up from roadsides and trails.
- Construction work such as mail hutch repairs and replacements, fence repairs, bridge repairs, asphalt patches.
- Stormwater work such as retention pond maintenance, drain clearing, installing/maintaining drainage systems, beaver dam maintenance.
- Playground maintenance such as high-frequency inspections, annual inspections, equipment repair, play chip top-ups.
- Irrigation systems maintenance and repair.
- Safety work such as vagrant sweeps through our natural areas, removal of encampments, maintaining sightlines.
- Season specific work such as moss removal, sidewalk snow clearing, holiday wreath installation and removal, flower basked installation, watering, and removal, pressure washing park furniture, brush line maintenance, major trimming along pathways.

## **PRESENTATION – ELISA DRAGO (CO)**

Q: Will the Budget Presentation be available to residents who were not able to attend the meeting?

A: Yes, residents can view a .pdf of the slide presentation on PayHOA. Go to Documents -> MCCA Documents -> 2021 Budget Meeting -> 2021 MCCA Budget Meeting.pdf.