

- Special points of interest:
- B.O.D. Meeting Minutes
 - Manager's Report
 - Reminders & Ads
 - Monthly Calendar

THE CLARION

President's Message

March 2010

Deadline to apply for a seat on the board of directors is March 12, 2010. The application is included in this Clarion and should be returned to the office by the deadline date. If you have any questions regarding the application procedure, please call the office.

For your information, our cash position has allowed us to make extra roof principal loan payments (\$20,000.00) in addition to the required monthly principal and interest payment (\$17,450.00) per our budget plan for 2010.

The annual meeting will be held April 19, 2010. You will be receiving more meeting information in April.

Jim Shields,
President

We are beginning to see some activity on the property. **Arbor Masters Tree and Landscape** started trimming trees in the 2010 contracted area in February. This project will take approximately 6 weeks to complete. Arbor Masters performs preventative maintenance per a detailed scope of work provided by Four Colonies and approved by Arbor Masters. The 2010 contracted amount is \$32,960.00.

**ANNUAL
HOMEOWNER'S MEETING
APRIL 19, 2010
CLUBHOUSE 2
7:00 PM**

Homeowners of residences to be painted this year have been mailed a copy of recommended repairs needed before painting. Painting contractors will be ready to start painting approximately April 1 (weather permitting). The schedules are printed in this issue of the Clarion. Please note there are two painting contractors. If your residence is near the first of either list, you need to get your repairs completed asap.

Color selection letters have been mailed.



Meeting Minutes

**FOUR COLONIES HOMES ASSOCIATION
REGULAR BOARD MEETING MINUTES
February 15, 2010**

Jim Shields	President
Alice Bennett	Vice-President
Dawn Harmon	Secretary
John Karpinski	Treasurer
Ann Arnott	
Bill Brooks	
B. J. Confer	
Larry Crosley	
Jim Lindsey	
Becky Powell	General Manager
Absent: Dawn Harmon	

The Homeowner's Forum started at 5:45 p.m. There were five homeowners present. The following topic was discussed: snow plowing.

President Jim Shields called the Regular Board Meeting of February 15, 2010 to order at 6:00 p.m. A quorum was present.

Ms. Confer made the motion to accept January 18, 2010, Regular Board Meeting minutes as written. Mr. Lindsey seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Finance- The Board received copies of the financial reports. Discussion followed.

Mr. Karpinski reported a Certificate of Deposit was purchased at Bank Midwest in the amount of \$74,477.00. The 2010 audit is complete and the auditors are preparing the 2009 taxes.

Grounds- There was no report.

Common Area Facilities – There was no report.

Architectural Control – Mr. Crosley reported that the Architectural Control Committee received 7 requests for windows & doors and all were approved.

Paint Report - There was no report.

Communications- There was no report.

Manager's Report – Ms. Powell read her report. Discussion followed.

Old Business- There was no old Business.

New Business- The Board discussed the roof loan and the current cash position. The Roof loan balance is \$1,423,336.45. Mr. Karpinski made the motion to make an extra principal payment in February, 2010 in the amount of \$20,000.00. Mr. Crosley seconded. The motion passed. **(Vote #2)**

The Board received copies of a bid from Arbor Master Tree & Landscape to care for the 30 new spruce trees along Quivira. This would be added to the current contract. Mr. Lindsey made the motion to accept Arbor Master Tree and Landscape bid in the amount of \$780.00 plus tax for maintenance of the new spruce trees. Mr. Karpinski seconded. The motion passed. **(Vote #3)**

Ms. Arnott made the motion to adjourn, seconded by Mr. Karpinski. The meeting adjourned at 7:00 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10
Arnott, Ann	Y	Y	Y							
Bennett, Alice	Y	Y	A							
Brooks, Bill	Y	Y	Y							
Confer, B. J.	Y	Y	Y							
Crosley, Larry	Y	Y	Y							
Harmon, Dawn	-	-	-							
Karpinski, John	A	Y	Y							
Lindsey, Jim	Y	Y	Y							
Shields, Jim										

A = Abstain Y = Yes N = No
 BOARD OF DIRECTORS VOTING RECORD
 FOR THE February 15, 2010 MEETING

Four Colonies Homes Association
Balance Sheet
As of 01/31/10

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	203,026.42			203,026.42
10204	Nat'l BK of KC Operating M M	242,701.48			242,701.48
12000	Unit Dues Receivable	53,458.16			53,458.16
12400	Allowance for Delinquent Dues	(14,000.00)			(14,000.00)
12800	Prepaid Insurance	6,322.36			6,322.36
12825	Prepaid Income taxes	2,118.00			2,118.00
15258	Bank Midwest Reserve		74,477.00		74,477.00
15260	Citizen Bank Major Improvement		59,806.26		59,806.26
17100	Improvements			1,308,853.87	1,308,853.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			80,797.66	80,797.66
17400	Trucks/Equipment			65,397.00	65,397.00
17500	Furniture/Appliances			25,827.83	25,827.83
17600	Pool			288,632.05	288,632.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,165,168.00)	(1,165,168.00)
	TOTAL ASSETS	494,126.42	134,283.26	1,969,151.08	2,597,560.76
=====					
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
20510	Accrued Income Tax	1,412.00			1,412.00
21285	Accounts Payable Roof Loan	1,500,000.00			1,500,000.00
22250	Prepaid Homeowner Dues	23,992.62			23,992.62
22300	Clubhouse Deposits	250.00			250.00
	Subtotal Current Liab.	1,525,654.62	.00	.00	1,525,654.62
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
26500	Designated Capital	1,045,300.28			1,045,300.28
27500	Additional Pd - In Capital	477,953.04			477,953.04
28000	Retained Earnings-prior years	(17,488.41)			(17,488.41)
	Current Year Net Income/(Loss)	60,806.31	.00	.00	60,806.31
	Subtotal Equity	1,566,571.22	.00	.00	1,566,571.22
	TOTAL LIABILITIES & EQUITY	3,092,225.84	.00	.00	3,092,225.84
=====					

Four Colonies Homes Association
Income/Expense Statement
Period: 01/01/10 to 01/31/10

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	76,455.85	76,455.85
33010 Reserves - Roof Replacement	23,997.83	23,997.83
33020 Roof Repair	833.33	833.33
33030 Gutters	2,220.83	2,220.83
33031 Gutter Repair	1,000.00	1,000.00
33040 Paint - Homes	18,482.92	18,482.92
33050 Paint/Roof - Garage	299.58	299.58
33060 Paint/Roof - Carport	606.75	606.75
33070 Light Credit	(593.50)	(593.50)
34000 Clubhouse Rentals	150.00	150.00
34010 Clarion	360.00	360.00
34020 Interest-Regular	245.17	245.17
34030 Misc. Other	25.00	25.00
34050 Collection Income	25.00	25.00
Subtotal Income	124,108.76	124,108.76
EXPENSES		
General & Administrative		
50011 Payroll	17,371.49	17,371.49
50021 Accounting Fees	79.95	79.95
50051 Copier Expense	365.14	365.14
50061 Collection Expense (Del Due)	(352.19)	(352.19)
50071 Insurance	2,703.47	2,703.47
50111 Office Materials/Supplies	46.22	46.22
50121 Clarion Newsletter	1,258.19	1,258.19
50141 Security Alarm	711.98	711.98
50151 Professional Services	222.62	222.62
50231 Office Telephone	289.51	289.51
General & Administrative	22,696.38	22,696.38
Common Area Maintenance		
51032 Contract - Trash	6,977.00	6,977.00
51072 Snow Removal/Chemicals	1,587.99	1,587.99
51115 Common Facilities Maintenance	305.43	305.43
51116 Termite Treatment Clubhouses	1,053.24	1,053.24
51132 Lighting	64.01	64.01
51142 Utilities	2,570.63	2,570.63
51162 Tools/Equip/Supplies	470.34	470.34
51172 Miscellaneous	126.57	126.57
Common Area Maintenance	13,155.21	13,155.21
Residential Maintenance		
52020 RoofInterest&PrinciplePmt	17,450.86	17,450.86
52021 PrincipalPayment RoofLoan	10,000.00	10,000.00
Residential Maintenance	27,450.86	27,450.86

Four Colonies Homes Association
 Income/Expense Statement
 Period: 01/01/10 to 01/31/10

Description	Current Actual	Year-To-Date Actual
Major Improvements/Repair		
Major Improvements/Repai	.00	.00
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	63,302.45	63,302.45
CURRENT YEAR NET INCOME/(LOSS)	60,806.31	60,806.31
	=====	=====

March 2010

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 BOOK CLUB 7PM CH3 	4	5 Breakfast LE PEEP'S 9:00 am	6
7	8	9	10	11	12 Breakfast LE PEEP'S 9:00 am	13
14 Daylight Savings Time Begins 	15 REGULAR BOD MEETING 6PM CH3	16 BLANKO	17 St. Patrick's Day 	18 Clarion Deadline	19 Breakfast LE PEEP'S 9:00 am	20
21	22	23	24	25	26 Breakfast LE PEEP'S 9:00 am	27 Rental CH3
28 Palm Sunday	29	30 Passover	31			

**FOUR COLONIES LIBRARY OPEN MONDAY
THROUGH FRIDAY DURING OFFICE HOURS**



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Fax: 913-888-6732

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WEB SITE

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Homes Association
(FCHA)

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Office Hours:

Monday—Friday 8am to 5pm