

**HAYDEN LAKES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: October 29, 2026

TIME: 6:00 PM – 8:00 PM

PLACE: Virtual Teams Meeting: [Click Here for Meeting Link](#)

To dial into this meeting please call +1 346-352-9753 and enter the conference id: 406394798#

AGENDA

Executive Session (Board Members Only – Begins at 6:30 PM)

- A. Call to Order
- B. Requests from Owners, if any
- C. Collections Status Report
- D. Enforcement Action Report
- E. Legal Status Report
- F. Adjournment into Open Session

Open Session (Residents Welcome – Begins at 7:00 PM)

- A. Call to Order
- B. Executive Session Summary
- C. Financial Report
- D. Announcement of Decisions Made Between Board Meetings:
 - a) Disposition and Approval of Prior Meeting Minutes
- E. Business:
 - a) Consider and vote on 2027 budget
 - b) Consider and vote on 2027 assessment rate
 - c) Annual Meeting Discussion/Preparation
 - d) Initiation of Collection Action, Foreclosure Actions, Lawsuit Actions, Deed Restriction Actions, and Levying Fines.
 - e) Additional Business, if any
- F. Next Meeting: February
- G. Adjournment of Meeting

**HAYDEN LAKES COMMUNITY ASSOCIATION
2027 PRELIMINARY BUDGET**

668 Lots

	2026			2027
	BUDGET	ACTUAL 9/30/2026	PROJECTED EOY 2026	Proposed
ANNUAL ASSESSMENT	\$1,210	\$1,210	\$1,210	\$1,330
REVENUE				
Current Year Assessments	808,280.00	606,209.94	808,280.00	888,440.00
Capitalization Fees	0.00	3,630.00	3,630.00	0.00
Access Card Income	0.00	119.95	119.95	100.00
DR Fine Income	0.00	2,775.00	2,775.00	0.00
Interest on Unpaid Assessments	9,000.00	14,854.24	16,500.00	9,000.00
Interest Income	150.00	502.62	575.00	600.00
Miscellaneous Income	0.00	0.00	0.00	0.00
TOTAL REVENUE	817,430.00	628,091.75	831,879.95	898,140.00
EXPENSES				
ADMINISTRATION				
Administrative Contract	28,800.00	21,600.00	28,800.00	28,800.00
Admin Other	500.00	45.83	45.83	100.00
Office Supplies	0.00	60.80	60.80	100.00
Copies	1,600.00	614.70	1,200.00	1,500.00
Postage & Delivery	1,700.00	2,960.26	3,900.00	4,500.00
Bank Fees	0.00	0.00	0.00	0.00
Insurance	29,271.00	18,510.31	25,488.25	29,269.61
Community Mailouts	0.00	300.60	300.60	300.00
Meetings		100.00	100.00	
Administrative Notices	3,000.00	0.00	3,000.00	3,000.00
Deed Restrictions Expenses	0.00	1,415.00	1,700.00	2,000.00
Record Storage	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	64,871.00	45,607.50	64,595.48	69,569.61
PROFESSIONAL SERVICES				
Legal - Corporate	5,000.00	1,043.06	3,000.00	4,000.00
Legal - Collections	20,000.00	15,846.97	19,000.00	15,000.00
Legal - Collections Billed to Owners	(18,000.00)	(15,846.97)	(19,000.00)	(15,000.00)
Legal - Deed Restrictions	1,000.00	0.00	0.00	1,000.00
Legal - Deed Restrictions Billed to Owners	0.00	0.00	0.00	(1,000.00)
Tax Preparation & Audit	900.00	650.00	1,300.00	5,200.00
TOTAL PROFESSIONAL SERVICES	8,900.00	1,693.06	4,300.00	9,200.00
LANDSCAPE MAINTENANCE				
Landscape Contract	234,375.61	176,976.34	201,003.06	219,423.77
Landscape Extras	20,000.00	1,267.45	1,267.45	15,000.00
Irrigation Repairs	64,500.00	54,859.87	65,800.00	64,500.00
Pest Control	4,500.00	1,995.00	2,775.00	4,100.00
Force Mowing	0.00	0.00	0.00	0.00
Arborist	8,000.00	10,500.00	10,500.00	15,000.00
TOTAL LANDSCAPE MAINTENANCE	331,375.61	245,598.66	281,345.51	318,023.77
REPAIRS & MAINTENANCE				
Common Area Repairs & Maintenance	2,500.00	891.45	891.45	2,000.00
Clubhouse Repairs & Maintenance	500.00	591.33	591.33	1,000.00
Janitorial/Cleaning Services	2,125.00	1,720.00	2,145.00	2,125.00
Access Card System	200.00	76.85	76.85	200.00
Security & Camera Monitoring	0.00	0.00	0.00	0.00
Fencing Repairs & Maintenance	0.00	16,415.06	16,415.06	10,000.00
Signs Repair & Maintenance	200.00	0.00	0.00	200.00
Parks & Playground Repairs & Maintenance	500.00	194.24	194.24	500.00
Dog Park Repairs & Maintenance	350.00	376.54	376.54	350.00

**HAYDEN LAKES COMMUNITY ASSOCIATION
2027 PRELIMINARY BUDGET**

668 Lots

	2026			2027
	BUDGET	ACTUAL 9/30/2026	PROJECTED EOY 2026	Proposed
ANNUAL ASSESSMENT	\$1,210	\$1,210	\$1,210	\$1,330
TOTAL REPAIRS & MAINTENANCE	6,375.00	20,265.47	20,690.47	16,375.00
LAKE & FOUNTAIN MAINTENANCE				
Lake Maintenance Contract	10,500.00	7,650.00	10,200.00	10,710.00
Lake Chemicals	13,000.00	7,452.13	11,500.00	11,500.00
Fountain Repairs & Maintenance	6,000.00	10,090.93	12,000.00	6,000.00
TOTAL REPAIRS & MAINTENANCE	29,500.00	25,193.06	33,700.00	28,210.00
POOL MAINTENANCE				
Pool Contract	50,000.00	45,110.00	47,960.00	60,000.00
Pool Chemicals	0.00	268.00	268.00	0.00
Pool Equipment	1,000.00	1,734.02	1,734.02	2,000.00
Pool Repairs & Maintenance	10,000.00	18,400.84	21,000.00	12,000.00
Pool Furniture	0.00	0.00	0.00	5,000.00
Pool Telephone/Internet	2,600.00	1,708.27	2,600.00	2,600.00
TOTAL POOL	63,600.00	67,221.13	73,562.02	81,600.00
UTILITIES				
Electricity	100,000.00	93,041.05	120,000.00	115,000.00
Water/Sewer	70,000.00	59,528.80	75,000.00	75,000.00
TOTAL UTILITIES	170,000.00	152,569.85	195,000.00	190,000.00
OTHER EXPENSE				
Property Taxes	100.00	0.00	100.00	100.00
Holiday Decorations	1,500.00	0.00	1,500.00	2,000.00
Bad Debt	0.00	5,036.01	5,036.01	0.00
Reserve Contributions	136,400.00	102,300.02	136,400.00	174,000.00
Reserve Study				4,000.00
TOTAL OTHER EXPENSE	138,000.00	107,336.03	143,036.01	180,100.00
COMMITTEES				
Social/Community Events	4,000.00	2,663.67	3,500.00	4,000.00
Communications	500.00	519.37	620.17	500.00
Veterans	300.00	0.00	0.00	300.00
TOTAL OTHER EXPENSE	4,800.00	3,183.04	4,120.17	4,800.00
TOTAL EXPENSE	817,421.61	668,667.80	820,349.66	897,878.38
SURPLUS (Deficit)	8.39	(40,576.05)	11,530.29	261.62