



Dear Scene One Homeowner:

Due to the ongoing pandemic with COVID-19 the 2020 Annual Meeting of owners will be held on October 1, 2020 at 4:30 PM via teleconference. This communication will serve as formal notice of the meeting. You may access via computer or phone with the information provided:

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1484848860>

For the best audio experience, please use computer audio.

Or Telephone: +1(623)4049000 Meeting ID: 148 484 8860

The purpose of the Annual Meeting is to elect members to the Board of Directors, review the financial standing of the association, and allow for Homeowner comments. Please find an enclosed absentee ballot and summary of the members interested in running for the board.

You can submit your ballot via fax to 480-666-5145 or via e-mail to Carmel@heywoodmanagement.com, you may also submit your ballot in person at the Heywood Offices located at 42 S Hamilton Pl #101, Gilbert, AZ 85233. Ballots must be received by October 1st at 12:00 PM.

Due to the electronic nature of this meeting, ballots will serve as attendance (*if unable to join the conference call*) and verification of quorum. We appreciate your anticipated cooperation with this matter.

Sincerely,

Lance Mitchell
Community Manager

Enclosure
Agenda
Ballot
Financials



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Agenda

1. Welcome & Introduction
2. 2019 Financial Review
3. Election of the Board
4. Officers Election
5. Homeowners Forum
6. Adjourn Meeting



2020 Election of Directors Ballot

There are three (3) open seats on the Board of Directors for the Scene One Homeowners Association. Vote results will be presented at the Annual Meeting of owners on October 1st, 2020, at 4:30 p.m. You can submit your ballot via fax to 480-666-5145 or via e-mail to Carmel@heywoodmanagement.com, you may also submit your ballot in person at the Heywood Offices located at 42 S Hamilton Pl #101, Gilbert, AZ 85233. Ballots must be received by October 1st at 12:00 PM.

Owners have (1) vote per unit owned (may be used to vote for or write in up to 3 individuals). **For your vote to count and to be eligible to serve on the Board you must be in good standing with the association.**

VOTE (Or Write in) FOR NO MORE THAN THREE (3)

Marcus Klingler* ☐

Gaither Martin* ☐

Mathiew Vafi* ☐

Write-In Candidate: _____

Write-In Candidate: _____

Write-In Candidate: _____

**signifies incumbent board member seeking re-election*

All ballots will count toward the satisfaction of meeting the quorum requirements. The Three (3) candidates receiving the greatest number of votes will be elected to the Board.

Name(s) _____

Address _____

Unit Number _____

Signature(s) _____

Date _____

SCENE I HOMEOWNERS' ASSOCIATION
Budget Comparison Summary Report
Scene One HOA Budget Comparison Summary Report

1/1/2019 - 12/31/2019

	Actual	Budget	Variance	Annual Budget
Income				
Income	\$236,129.72	\$260,899.30	-\$24,769.58	\$260,899.30
Total Income	\$236,129.72	\$260,899.30	-\$24,769.58	\$260,899.30
Expense				
Administrative	\$47,630.17	\$44,123.76	-\$3,506.41	\$44,123.76
Community Utilities	\$50,962.27	\$47,351.88	-\$3,610.39	\$47,351.88
Landscaping	\$59,773.72	\$54,149.38	-\$5,624.34	\$54,149.38
Maintenance & Repairs	\$42,710.22	\$27,430.16	-\$15,280.06	\$27,430.16
Pool	\$8,663.64	\$8,037.38	-\$626.26	\$8,037.38
Reserve Contributions	\$31,063.60	\$33,887.51	\$2,823.91	\$33,887.51
Total Expense	\$240,803.62	\$214,980.07	-\$25,823.55	\$214,980.07
Operating Net Income	-\$4,673.90	\$45,919.23	-\$50,593.13	\$45,919.23
Reserve Income				
Reserve Income	\$31,304.88	\$33,887.51	-\$2,582.63	\$33,887.51
Total Reserve Income	\$31,304.88	\$33,887.51	-\$2,582.63	\$33,887.51
Reserve Expense				
Reserve Expense	\$47,644.12	\$0.00	-\$47,644.12	\$0.00
Total Reserve Expense	\$47,644.12	\$0.00	-\$47,644.12	\$0.00
Reserve Net Income	-\$16,339.24	\$33,887.51	-\$50,226.75	\$33,887.51
Net Income	-\$21,013.14	\$79,806.74	-\$100,819.88	\$79,806.74
Assets				
Cash	\$33,887.51			
Reserves	\$79,806.74			
	\$113,694.25			