

# 2025 Budget & Finance Committee Meeting Minutes

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Location: Poker Room – Arts & Crafts Building

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Date: October 1, 2025

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Time: 10:00am – 12:00pm

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Attendees – Megan Rutz (Chairman), Cherie Gilmore-Forczak (Co-Chair), Judi Harrison, Susan Howell, Mike Mathis, Nicki Nicholson, Gloria Aleksich

1. Megan thanked committee for their work and efforts and shared the comment that a resident posted on Next Door commending their transparency and willingness to solicit input from the community.
2. Committee reviewed the proposed 2026 Operations and Reserve Budgets and approved presentation to the Board of Directors and Community on 10/14
3. Committee discussed presentation to the community on 10/18, noting that Gloria Aleksich and Nicki Nicholson would not be able to attend. The committee suggested that the following be included in the presentation:
  - Encourage community to participate in the process; answer questions during the meeting that could be answered and encourage comments/feedback using the form provided.
  - Review the items that were found and targeted for correction/research when reviewing 2025 budget and planning for 2026. Examples given: unused irrigation; investigating solar power; phone systems, etc.
  - Identify that several GL's were added so that we could better track the costs of maintaining each facility separately, adding a "repair/replace" category and moving some items from reserve to operating.
  - Present how calculations were completed.
4. Committee agreed to participate in preparing the assessment form for mailing to avoid additional costs associated with asking CAP for their assistance.
  - Format
  - Preparation and Mailing

Next Meeting

Tuesday, October 7, 2025

10:00am – 12:00pm

Poker Room