

2025 Budget & Finance Committee

Minutes

Location: Poker Room

Date: October 21, 2025

Time: 10:00am – 12:00pm

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

1. Megan Rutz thanked committee members for the efforts and support during both the development process and the community presentation meeting held on 10/18. She expressed disappointment in the number of attendees, estimating the number of residents at between 35 and 40.
2. Review Community Questions / Comments – Committee discussed low attendance at meeting and reviewed questions and comments as presented by the community through the questionnaire provided with the budget. Megan Rutz note that only five (5) forms were returned, of which 2 were anonymous. Megan presented committee with a typed summary of the questions/comments.

The committee reviewed the questions and comments, discussing the response and delivery of the response. The committee determined that reviewing the comments and questions as well as providing response to each item at the 10/28/2025 board meeting was the best approach.

3. Review September, 2025 Financials – Committee reviewed the September, 2025 Financials. Megan Rutz reported that \$7,350 in Transfer Fees had not been appropriately transferred from the operating financials to the reserve financials. She indicated that she had already reached out to CAP regarding the issue.

Committee approved the financials for presentation to the board.

4. Phone / Security / IT Systems - Susan Howell presented her research regarding the phone, security and IT system contracts currently in effect and made suggestions for improvement. The committee felt positively about the information presented and requested from Cherie Gilmore-Forczak that Susan be allowed to move forward with this project, meet with vendors, recommend changes, etc. Cherie approved the request and Megan agreed to present the request to Yvette, understanding that Yvette or Cherie would be the only ones with the authority to sign any contract.

Next Meeting
Tuesday, November 4, 2025
10:00am – 12:00pm
Poker Room

2026 Draft Budget – Community Questions & Comments

- Concerned about golf course expenses . According to this budget is \$923,00 (including expenses from reserves) income \$512,700. That is \$400,000 in arrears. Has there been any discussion for raising golf fees?
- I like the organized walking on the golf course. The shuffleboard lanes are far from normal and without insulation or working fans and the heat is unbearable for most of our members during the summer. Please help us to improve the enclosure. Thanks for all your help.
- I am concerned about the headcount used to project reg assessments. Last year we were at 1630 but $\$1,560,00 \div 800$ is 1950 residents. Where did you get that number? It also appears there is a budget for \$25,000 contingencies.
- Thank you for all your time & hard work.
 - Outdoor pool has zero garbage containers (so no \$ garbage!)
 - \$30,000 IT plan very high – why-look at other options?
 - \$1,200 Pool deck budget too small. Need umbrellas & SOLID SAFE HEAVY BASES. Need new rope.
 - \$11,650 supplies Pro Shop & Golf – What??
 - \$4,700 Laundry golf course – What, why? Plus \$3,300 laundry general main
 - \$55,000 Mower – buy used? Really needed? Will old be sold?
 - \$6,500 BECA what is this?
 - Why so much \$\$ on laundry?
- Page 3 – Payroll – wages, etc
Page 4 – Payroll – same question for both
How many positions and if the position is full time, part time or ½ time. Also what is the title of each position?