

# 2025 Budget & Finance Committee Minutes

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Location: Poker Room

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Date: November 18, 2025

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Time: 10:00am – 12:00pm

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Attendees: Chair – Megan Rutz, Co-Chair – Cherie Gilmore-Forczak; Members –Judi Harrison, Gloria Aleksich, Mike Mathis; Absent –Nicki Nicolson

## Old Business

1. Reviewed October, 2025 Financials and noted coding corrections that should be submitted to CAP prior to further distribution.
2. IT Expense / Phone Expense Update – Susan Howell updated the committee on her progress with the inventorying of all KCCA computer equipment. She presented to the committee NextTech's renewal quote and led a discussion of the possibility of reducing the association expense further in 2026. She reported that all community phones had been updated, and that while there is an initial installation cost, it was necessary due to reduced functionality with the current phones. Going forward, KCCA will realize a reduction in monthly expense for the phones. She further reported that some of the actual phones are owned by KCCA and that these were not replaced. Should they quit functioning, KCCA will have the opportunity to replace differently if appropriate.
3. Pool Loan – Megan Rutz reported what would be required should the committee wish to recommend payoff of the pool loan on 12/15/2025.
  - a. Payoff Balance as of 12/15/2025:  
Principal: \$106,588.26

|                      |                      |
|----------------------|----------------------|
| Interest:            | \$ 13,570.41         |
| <u>UCC Term Fee:</u> | \$ 30.00             |
| <b>TOTAL</b>         | <b>\$ 120,188.67</b> |

Megan reviewed the current status of the Reserve budget, projecting that \$38,575.74 had been saved from that budgeted in 2025 in reserves. After discussion, the committee requested that additional information be obtained from Northwest Bank about an alternative payment option (pay \$70,000 toward the loan on 12/15 and then the remaining balance be paid off in January, 2026). Megan agreed to request this information from Northwest Bank and report back at next meeting.

#### New Business

1. 2026 Projects – a brief conversation was held regarding projects that the Budget & Finance Committee would like to take on in the coming year, highlighting a review of the upcoming 2032 Reserve Budget item related to replacement of the golf course irrigation system. Mike Mathis volunteered to lead a “sub-committee” to review vendors, possibility of completing overtime, etc. The committee also suggested other community members that might be asked to participate in this process.

Next Meeting

Tuesday, December 2, 2025

10:00am – 12:00pm

Poker Room