

2025 Budget & Finance Committee Minutes

Location: Poker Room

Date: December 9, 2025

Time: 10:00am

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

Old Business

1. Pool Loan – Committee discussed the status of the pool loan and unanimously recommended that the pool loan be paid off on 12/15/2025, and requested that Megan Rutz make the appropriate motion at the next board meeting.

Payoff Balance as of 12/15/2025:

Principal:	\$106,588.26
Interest:	\$ 13,570.41
UCC Term Fee:	\$ 30.00
TOTAL	\$ 120,188.67

New Business

1. 2026 Projects
 - a. Golf Course – Mike Mathis assigned
 - i. Expense Reduction
 - ii. Irrigation System – 2032 Reserve
 - b. IT Management Contract – Susan Howell assigned
 - c. Review of Reserve Study – Future Years – Gloria Aleksich & Megan Rutz assigned
 - d. Resolutions – Review and Update – Megan Rutz & Gloria Aleksich

Next Meeting
Tuesday, January 6, 2025
10:00am – 12:00pm
Poker Room

Reserve Budget (less indoor pool) - YTD 10/31/2025

GL	Description	Actual	Budget	Comments	Apply to Pool Loan?
8005	Irrigation- Camino Park	\$0.00	\$1,874.60		\$1,874.60
8006	Concrete Flatwork	\$29,088.89	\$35,000.00	Hold	\$0.00
8017	Office Remodel	\$3,879.69	\$3,500.00		-\$379.69
8025	POS System	\$4,396.25	\$5,000.00		\$603.75
8035	Trees Maintenance/Replace	\$31,251.10	\$35,000.00	Hold	\$0.00
8039	Turbo Blower	\$11,799.00	\$9,974.48		-\$1,824.52
8049	Golf Well Pump / Repair	\$0.00	\$5,356.00		\$5,356.00
8044	Golf Cart Paths Repair	\$0.00	\$10,000.00		\$2,000.00
8055	Banquet Hall Repair/Replace	\$14,058.75	\$16,000.00		\$1,941.25
8056	Security Camera System	\$0.00	\$2,570.88		\$2,570.88
8057	BECA - CH, ProShop, Etc	\$0.00	\$3,749.20		\$3,749.20
8058	Burnisher	\$0.00	\$1,648.34		\$1,648.34
8059	Exterior Cladding - Pump House	\$4,235.00	\$8,222.72		\$3,987.72
8060	Exterior Paint - Pump House	\$1,800.00	\$2,744.32		\$944.32
8061	Furnishings - Pottery Room	\$2,999.72	\$4,820.40		\$1,820.68
8062	GSP Irrigation	\$0.00	\$14,763.18		\$14,763.18
8063	HVAC - Clubhouse	\$0.00	\$20,000.00	Hold	\$5,000.00
8064	Mowers - 20" Rotary Honda	\$0.00	\$1,520.03		\$1,520.03
TOTAL		\$103,508.40	\$181,744.15		\$45,575.74

ACCOUNT	BAL DATE	BALANCE
NW Bank - Operating	12/1/2025	\$ 762,177.85
NW Bank - Reserves	12/1/2025	\$ 1,793,423.77
Umpqua Bank - Pro Shop	10/31/2025	\$ 402,719.00
US Bank - Pro Shop	10/31/2025	\$ 18,891.00
TOTAL CASH		\$ 2,977,211.62
YTD EXPENSES (thru 10/31/2025)		\$ 2,151,716.81
Available Operating Cash		\$ 1,183,787.85
Estimated 4 mos Expenses		\$ (860,686.72)
Residual Cash Available		\$ 323,101.13