



Kissing Camels Property Owners Association

FINANCE COMMITTEE MEETING January 18, 2022

MINUTES

CALL TO ORDER – The Finance Committee meeting was called to order at 8:30AM
By Chairman Mark Holthouse.

Establish Quorum – Quorum was established:

Chair	Mark Holthouse	Present
Board Liaison	Bill Sanden	Present
Co-Chair	Leroy Hoelting	Present
Committee Member	Paul Clarkin	Present
Committee Member	Lynn Kehler	Present
Committee Member	Steve Erickson	Present

Representing RowCal were Diane Hampson, KCPOA Community Manager, Teresa Lamothe, KCPOA Assistant Manager. Somer Heckert RowCal Accounting Department.

Introduction of guests – None

Review & approve minutes of December 28, 2021

The Committee approved the minutes of December 28, 2021, as amended.
(Clarkin/Kehler). Motion passed.

Review December 2021 Financial Statements & Bank Statements

Balance Sheet as of December 31, 2021

- The Committee reviewed the financials for the fiscal year, six month ending December 2021. The treasurer noting operating cash of \$845k, reserve cash of \$2,077k and current liabilities of \$328k.
- There were no new reserve CDs due to mature this month.
- The Committee discussed GL coding between operating and reserve accounts with expense categories identified in the process.

2021-2022 Income & Expense Statement for the month of December 2021

- Accruals fluctuated in November and December due to Lots that moved to home assessments.
- Lot mows and Security income is still missing from last year. The Community Manager and Somer will audit and adjust.

- c. Bill Sanden said that he had distributed a 1099 form to all holiday bonus recipients.
- d. The Committee received and reviewed the upcoming Securitas proposed rate increase of 6.5%. The increase includes an increase for the site supervisor. A motion was made to recommend the rate increase in the Securitas contract to the EB for approval. (Sanden/Clarkin). Motion passed.
- e. The holiday lighting charges were minimal this year, and FC members acknowledged the superb job the CALM Committee did this year on the display.
- f. The Chair noted that consulting fees are running hot on individual Lot reviews compared to billable items in the budget. The Chair will conduct a Mid-year budget forecast.
- g. The Chair requested that stormwater fees reside in only one place in the GL. The Community Manager will review said fees and accounts.

Review Aged Accounts Receivables

The receivables were reviewed, delinquent accounts and the 90-day delinquent homeowner receivable were discussed for appropriate legal follow-up.

The Manager noted that December 2021 assessment statements were mistakenly mailed to all residents, including those on ACH. This issue has been corrected for the next statement period.

Financial Recap

After discussion of the December 2021 financials, there was a motion to recommend that the EB receive the December 2021 financials. (Clarkin/Kehler) Motion seconded and passed.

Old Business

- a. Leroy Hoelting has resigned as Co-Chair of the FC. A motion was made to recommend that the EB appoint Lynn Kehler to serve as Co-Chair of the FC. (Sanden/Clarkin). Motion passed.
- b. 2023 Budget Preparation - The Manager will advise all committees this month to start composing 2023 budget considerations for the FC.
- c. Reserve Study – In light of the recent partial collapse of a condo in Surfside, FL. The Community Associations Institute (“CAI”) has recommended sweeping changes to homeowner reserve funding. The Community Manager will invite proposals for an update of our KCPOA reserve study. Lynn may form a subcommittee to review proposals and evaluate the estimated useful life expectancy on various reserve components for which the association is responsible to repair or replace. The subcommittee may meet with the Reserve Analyst to further investigate. Progress will be reported at the next meeting.

The Committee discussed the matter of a few Kissing Camels owners of vacant lots who, through the County Assessor’s Office, have combined the said lots with their adjacent home (for the payment of property taxes only) and are not paying any assessments to KCPOA on said vacant lot. The Chair noted that with the current definition of a “unit” in our covenants, KCPOA cannot enforce the collection of assessments on said lots until

there is a clarifying covenant change. The Chair proposed sending those owners a letter to understand merging of lots may be reviewed.

The next Finance Committee Meeting is Tuesday, January 18, 2022, at 8:30 AM in person and via Zoom.

Adjournment – The meeting adjourned at 9:44 AM.