



FINANCE COMMITTEE MEETING

January 17, 2023

MINUTES

CALL TO ORDER – The Finance Committee meeting was called to order at 8:39 AM
By Chairman Lynn Kehler.

Establish Quorum – Quorum was established:

Chair	Lynn Kehler	Present
Board Liaison	Mark Holthouse	Present
Committee Member	Bill Sanden	Present (arrived late)
Committee Member	Leroy Hoelting	Present
Committee Member	Paul Clarkin	Present
Committee Member	Steve Erickson	Present

Representing RowCal was Diane Hampson, KCPOA Community Manager.

Introduction of guests - None

Review & approve the minutes of December 20, 2022

A motion was made to approve the minutes of December 20, 2022 (Clarkin/Erickson). Motion carried.

Review December 2022 Financial Statements & Bank Statements

- a. The operating account has a balance of \$873k. The Reserves account has a balance of \$1,956k. Total assets are \$3,027k. Diane announced that Finite was no longer producing financials for RowCal and that all financials would be brought in-house.
- b. Reserve Investments
 - a. The Bank of America NC Charlotte should have a maturity date of 3/2/23.
 - b. Question if the South State reserve sweep account is a separate account subject to FDIC.
 - c. Diane will request GL adjustments as discussed.

Review Aged Accounts Receivables

- a. The receivables were reviewed, and delinquent accounts and the 90-day delinquent homeowner receivables were discussed for appropriate follow-up.
- b. It was noted that we now have 755 lots in KCPOA and 600+ homes.

A motion was made to send the financials to the EB for acceptance
(Holthouse/Clarkin)



Old Business

Reserve Planning Task Force:

Mark presented the RPTF report

- Reserve expenses based on constant dollars
- Based on the first five years
- Road technology will change in 30 years
- Best guess means more than \$2M will be spent in one given year
- In the future, assessments will account for most reserve contributions. In the past, developer and impact fees funded a large portion of reserves
- Best case: incremental assessment increases over time should be considered instead of lump-sum assessment increases to fund reserves over the next five to 30 years.

Mark will present this to the EB at the January 26 meeting.

2021 Audit: The audit is progressing. Lynn had questions about the way the Revenues/Expenses are being reported. Diane will schedule an FC working session with Lane McMillan to clarify some parts of the audit.

Other Business

Paul Clarkin announced he would retire from volunteering within the next few months.

Adjournment – The meeting adjourned at 9:43 AM.

Next meeting: February 21, 2023, @ 8:30 AM

Respectfully submitted by Diane Hampson