KISSING CAMELS
PROPERTY OWNERS ASSOCIATION

FINANCE COMMITTEE MINUTES
September 15, 2026

Call to Order – The Finance Committee meeting was called to order at 8:30 a.m. by Chairperson Bernie Schneider

Establish Quorum – Quorum was established.

Chair	Bernie Schneider	Present
Board Liaison	Mark Holthouse	Present
Committee Member	Bill Sanden	Absent
Committee Member	Leroy Hoelting	Present
Committee Member	Lynn Kehler	Present

Jacob Wittrock, RowCal Finance
Lisa Baker, RowCal Community Manager

Approval of Meeting Minutes
Meeting Minutes from the August 18, 2026 – Approved (Leroy/Mark)

Approval of Financial Statements

- August 2026 Financials - The committee reviewed financial statements and requested a second draft reflecting the adjustments discussed.

Financial Review and Discussion

- Cash and investments: The committee agreed to retain operating cash in the bank and reviewed upcoming CD renewals.

- Taxes: The committee discussed a prepaid tax adjustment and additional estimated tax payments totaling approximately $12,000 for September and December.

- Revenue and billing: The committee reviewed assessment and builder payment discrepancies, sub-association revenue, trash service counts, and security invoices. Management and accounting will follow up on corrections.

- Reserve expenses: Deer Creek Forestry wildfire mitigation costs of $17,776 were identified as a reserve expense.

- Office lease: The committee discussed the accounting treatment of the new office lease. The FC will complete an analysis and obtain clarification from the auditor.

- Reserve planning: The committee reviewed reserve funding and discussed updating the reserve study in 2027.

- Committee recruitment: The committee discussed recruiting additional members, including candidates with CPA experience.

Action Items

- Jake will coordinate estimated tax payments and financial adjustments.
- Lisa will circulate revised financials and follow up on billing discrepancies
- Responsibility for ongoing CD management will be confirmed.

ADJOURNMENT
There being no further business, the meeting adjourned at 9:53am

NEXT MEETING
Finance Committee Meeting – October 20, 2026 at 8:30 a.m.

MINUTES SUBMITTED BY
Lisa Baker, CMCA® AMS®
Community Association Manager, KCPOA