

## June 2024 Finance Committee Minutes

**Call to order** 5:00PM Thursday, June 6, 2024, by Chair Paula Hepinstall on ZOOM. Attendees: Terry Nibarger, Deena Stous, Steve Danner, Kevin Euston, Flint Hibler, Jacque Leslie, Michelle Sullivan, Troy Lesan, Jeff Ferguson, Cathy Poindexter, and Doug Winter.

### **Discussion:**

**May 2024 Financial Documents** So far, Dues and Assessment collections are at approximately 90% YTD. Paula pointed out that “Membership Dues,” the first income line item on the VVA Financials, shows that Membership is not increasing. This line item amount indicates the number of Dues paying members is down (from an all-time high of 1404). Today we are at around 1100, but the drop in dues paying members is partially offset by the fact that there are more multiple lot owners. Membership **Dues** (\$75) are paid only on first lot owned.

In other discussion, Doug noted a year to date increase in Safety wages. Questions were raised on Credit Card expenses, and it was pointed out that the Quickbooks format provides for ledger entry explanations of these expenses.

**Morgan Stanley Update** – Terry explained that the fund was at \$1,659,173 at the end of May and up to over 1,672,971 at meeting time. Gain for the month of May was \$32,675 and YTD at \$73,870. This represents a 2% return for May and 4% YTD. Terry also reminded group that the fund still has \$907,000 in money market accounts with a current yield of around 5%.

Terry added that the Morgan Stanley Fund has performed well, but he questioned our accountant’s classification of the earnings as realized gains since no equities have been sold by VVA. Doug also concurred stating that this would make a difference in terms of tax liability. Paula will consult accountant on this question and it was suggested that approval of Finance Statements be deferred until next month pending reply from accountant.

**2023 FY Audit** – Jeff reported that everything has been gathered in and revised for the audit with final approval and publishing date by the auditor soon to come.

**Jetty Project Update** –Jeff reported that construction of Jetty was close to completion with clean-up of area and roads into area forthcoming. Additional electrical for the Beech One area and placement of dock slips in the jetty area is also pending. It was noted that the fund for lake amenities would still have some money left for other projects around the clubhouse

**Sale of lake owned lots** – 11 lots were sold in May totaling \$30,544.95 - YTD total \$120,544.95

**Sale of VVA owned lot 717** – \$230,000. After some delay, closing will be June 7.

**2025 Budget** – This budget needs to be finalized in July, presented to the BOD in August, and the members in Sept. so it can be voted on at the annual meeting in October. Paula will provide

an excel spreadsheet with columns for 2025 new budget, YTD 2024, 2024 budget, variances, and notes. Jeff and Cathy will do a first pass and send back to Paula. She will forward to the Budget Committee (also including Doug Winter and Deena Stous) who will then to meet with Jeff and Cathy to go through the budget line item by line item.

**Capital Expenditure Schedule for additional amenities.** Discussion was entertained in regard to additional playground equipment near Beach 1 and upgrade of existing playground amenities at clubhouse. Paula suggested a proposal that the VVA put \$60,000 in proposed 2025 Cap X schedule for improvements of amenities which would translate to \$55 per member. Paula stressed the imperative of keeping total Cap X at \$250,000 - \$275,000 in order to stay within a 0% to 5% assessment increase. Jeff reminded the group that the 50 year-old swimming pool will need a major upgrade in the future.

**Beautification Committee** Question was raised if this committee could oversee the painting of the playground equipment?

**Lake Director Report** Jeff mentioned that this year's dredging was very successful and goals were met. He also noted that with some employees moving on to different jobs, the VVA is slightly understaffed at present.

**Mastercard/Visa Settlement Update** Kevin Euston noted that this process is slow. So much so that filing deadline has been moved from May 31 back to August 31.

**Farm Programs Update** Jeff reported that haying on VVA land will begin in July. Steve Danner reported that different options with Rural Development programs are still being explored.

**Adjourn** With no further business, Meeting adjourned at 6:40 PM.

Minutes respectfully submitted by Troy Lesan

