

Minutes Finance Committee Meeting February 2026

Call to Order: Thursday, February 5 at 5:00 PM on ZOOM.

Members Present: Chair: Dave Schaefer, Dan Weidmaier, Deena Stous, Terry Nibarger, Flint Hibler, Dan Ackart, Troy Lesan, Yvonne Erickson office manager, and Lake Director Brian Holcomb.

Agenda Items

January Financial Documents were discussed with a review of several items on the January Expense Ledger. A journal entry date was questioned as was an expense for a repair on VVA owned F-150.

Morgan Stanley Update – Terry reported that our investment fund was up by \$4,719 for the month of January.

VVA Owned Lots for Sale None were sold in January; sales are expected in February. This list has been updated with the addition of more new lots for sale. David Schaefer has evaluated these lots, and Brian reported that all VVA owned lots for sale will be offered to VVA members later this month. Look for more details in the Minutes of the February monthly Board Meeting, in announcements posted on the Official Facebook page, and in notifications from the new HOA Life Membership platform.

Past Due Account Collection As previously reported the Office Staff has done a great job in collecting some of the past due amounts. Delinquent accounts, however, have been a historic problem, and there are still many on the books. This topic was discussed at length, and it was suggested that the VVA might work with a more aggressive collection agency to address some of the past due accounts. Open item.

Clubhouse Septic Brian updated. Engineer has approved our plan, and it has been submitted to County.

Trash Expense Savings Were \$2,043 this month and \$25,250 for the year.

Lake Director Report Brian reported that the new work boat is now at the clubhouse parking lot for members to view.

Retained Earnings & Reserve Funds Carryover. Discussion from last month's meeting continued, and it was agreed that current reporting methods are satisfactory.

Cap X Reports Deena asked if there was a way to make this report more reader friendly.

Lake Insurance update. No new developments. This remains an open item.

Other Business Terry questioned the feasibility of logging wooded areas of Association owned property. More discussion will follow.

With no further business Meeting was adjourned at 6:30.

Minutes respectfully submitted by Troy Lesan