

Finance Committee April 2026 Meeting Minutes

Call to Order: Thursday, April 9, 2026 at 5:00 PM on ZOOM

Roll Call of Attendees: Chair Dave Schaefer, Dan Weidmaier, Deena Stous, Dan Rogers, Terry Nibarger, Robert Walton, Flint Hibler, Dan Ackart, Troy Lesan, Yvonne Erickson office manager, and Lake Director Brian Holcomb.

Agenda Items

March 2026 Financial Documents were reviewed. There was a question on excess billed water usage at Beach Two. Cause was likely a faucet left on.

Morgan Stanley Update: Terry Nibarger reported that the investment fund was down by \$43,000 for March 2026. This drop reflects the recent volatility of investment markets. Terry noted that same volatility was responsible for the fund gaining much of the monthly loss back as of April 9. Overall, performance of this fund has been very good.

Sale of VVA Owned Lots: Brian reported that four sold in March for a total of \$12,500

Past Due Account Collections: There were follow-up conversations on attempts to engage a different company for collections. The VVA will not take on a new collection company at this time, however Dave Schaefer explained a two-part strategy for going forward. Since Donita from the office had extraordinary success with phone collections in 2025, she will begin another round of phone collection calls later in the year with a Finance Committee Member volunteering to assist. The second part of the strategy will be for the office to secure more foundational contact information from anyone purchasing new lots in the future.

Clubhouse Septic Update: Brian reported that Department of Health has come up with 2 more questions regarding our application, which means more delay. Brian also added that septic work will not occur during pool season

Trash Expense Savings: Stands at \$27,300 for the contract year.

Lake Director Report: Dredging work is starting. The new Kubota 100 HP tractor will be delivered next week at a cost of \$58,000 and replaces the 30-year-old Massey Ferguson model.

Lake Insurance update: There are no new developments. This topic will be dropped from the agenda as an open item for the time being.

Other topics: Flint Hibler announced that electrical update at Campground #2 has been completed. Daniel Rogers announced his resignation from the Committee due to relocating to the Tampa Florida area for an employment opportunity. The committee thanked Dan for his good work which included assisting the office with Annual Budgets.

With no further business Adjournment was at 5:51.

Minutes respectfully reported by Troy Lesan