

Minutes: Finance Committee November 2025 Meeting

Call to Order: Thursday, November 6, 2025 at 5:00 PM on ZOOM

Roll Call of Attendees: Chair Dave Schaefer, Dan Weidmaier, Dan Rogers, Deena Stous, Kevin Euston, Steve Danner, Troy Lesan, Lake Director Brian Holcomb, and Yvonne Erickson Office Manager

Agenda Items

October 2025 Financial Documents Dave Schaefer noted that VVA continues to have a positive financial position. A question was posed about budget line-item expense #6053 Taxes, licenses, and permits. Yvonne explained that the higher amount on this expense for 2025 is because more taxes were paid by VVA due to a higher income in 2024.

Z Lot Proposed Pricing It was suggested that the asking price for Z lots would be increased to \$3,500 since there are limited number of these lots with only a few currently available.

Sale of Association Owned Lots Since an SU lot has been sold, it was agreed to add another of these lots to listing inventory with realtors for \$35,000. Brian also reported on a lot transfer that promises to result in the recovery of dues and assessments in arrears.

Morgan Stanley Update – This account reflected a gain of \$39,700 for October 2025.

Campground 2 Electrical Upgrade Continues with an update next month.

Clubhouse Septic Design plans have been submitted, and VVA is in the process of taking bids. Notice has been posted with a request for bids to be submitted by December 5, 2025. Brian reported that funding for this project has a carryover reserve of \$60,000 but more will be needed.

Trash Expense Savings from new service provider stands at \$19,250 for the last quarter of 2025.

Safety Building Rehab is on schedule and looks good. Final payment of \$34,000 is forthcoming. Finishing touches are underway, and the building is expected to be in service by the end of this year.

Lake Director Report Brian reports that with the completion of Safety/Fire Dept building the restructured Cap X schedule has been fulfilled. Discussion on “umbrella coverage” on insurance continues

Strategic Planning Committee Finance Committee liaison Dan Weidmaier volunteered for this since he is already on both committees.

Other business Kevin Euston announced his intention to drop off the Committee since the Committee has a full slate of members, and he has taken on additional outside volunteer roles. Committee Members thanked Kevin for his contribution. Steve Danner volunteered to take Kevins place on the three-person real-estate sub-committee.

With no other business, meeting was adjourned at 5:45

Minutes respectfully submitted by Troy Lesan