

Sudden Valley Community Association  
Finance Committee  
Minutes  
March 19, 2008

Convened: 4 p.m., Adult Center  
Present: Audley, Carter, Settlemyer  
Excused: Edmonds  
Absent: Spreitzer

Staff: Schwartz, Wareing, Drummond  
Guests: Carol Bauman, Norm Freund

1. A quorum being present, the meeting was called to order at 4 p.m. Guests introduced themselves. Freund mentioned his concern about the treatment of depreciation and how it is planned for by SVCA. He and SVCA controller Schwartz are in dialog about the question. Freund also suggested presenting to the membership a proposal for funding of amenities.
2. There were no changes to the agenda.
3. There were no other property owner comments.
4. As there was no quorum at the February 20, 2008, meeting, the minutes were accepted as submitted by the chair.
5. Controller Schwartz brought an updated 2008 Capital Budget review. The earlier version had not included all the carried-over 2007 projects that were not completed in 2007. This version included those projects, which lowered the unallocated balance to a sum of \$39,359. After discussion the revision was accepted by the committee. The committee also reviewed 2008 Capital Budget Expenditure Recap, which reports on funds flow against the beginning 2008 balance.

General Manager Wareing reported that the fire marshal and building inspector had inspected the Dance Barn and Community Center and are requiring an update of the fire safety systems. Wareing presented an estimate from Security Solutions, who is working on SVCA's security and access systems, of \$14,757.04, which includes equipment, labor, permits, electrical work and sales tax. Carter/Settlemyer moved/seconded 'as requested by the general manager, we recommend approval of this project in an amount not to exceed \$15,000 from the MR&R account.' Motion passed unanimously.

6. Schwartz reviewed the February 2008 financial statements. He pointed out the low payment rate on the rate payers' analysis and commented that this always happens at the beginning of the year as many residents are away for the winter. Payments will pick up in March and April. The committee reviewed departmental expenditures for February.
7. Drummond presented a report on the history and fee levels at the Marina. She reported that there are 88 wet slips and 165 dry slips and that there are only 17 dry slips available. She pointed out that the nearest Lake Whatcom marina at Wildwood Resort a few miles down the road charges \$1,350 as the base fee for 6 months and then charges additional fees for moorage options on top. The committee discussed the data presented and felt the

fees were not out of line. Freund commented that the fees seem below comparable sites around the state. Drummond will prepare written report.

8. Treasurer Audley stated she wants to bring a proposal to the membership in November to implement a Consumer Price Index (CPI) system for the operational budget/dues. She has asked Edmonds to work on the project. Settlemyer volunteered to join him. Freund also volunteered to work on the project. She asked for a report in May/June.
9. There were no staff reports.
10. Freund asked about meetings times for various Sudden Valley boards and committees. Chair stated that each sets its own times based on member needs. Freund also volunteered to work with the SVCA controller to develop a monthly executive summary financial report in layman's terms so that all residents can understand the SVCA's financial status more clearly.
11. There were no committee member comments.
12. The meeting adjourned at 5:45 p.m.

Respectfully submitted,  
Barbara Audley, Treasurer  
3/21/08