



## **Avalon Village Owner's Association Finance Committee Minutes –October 7, 2019**

Members present: Steve Johnson, Joel Gold, Susan Gerhardt, Bill Gilfillan, and Jan Trefethen

Absent:

Others present: Beth Frost, Sherry Molcan, Karen Marysdaughter, Martin Perfit and Nadine Morse

Called to order at 10:00 A.M.

Bill Gilfillan called meeting to order and made opening remarks.

- A motion was made, seconded, and unanimously approved to pass the August 29, 2019 Finance Committee minutes.
- A motion was made, seconded, and unanimously approved to pass the September 12, 2019 Finance Committee minutes.
- Reserve Account Funding Status Update/Discussion
  - Current cash balance of reserves as of September 30, 2019 is \$420,953.71. As of October 3, 2019, we borrowed \$56,000 from the reserve account for taxes.
  - Borrowing from reserve account is happening for two reasons; the consistent shortfalls and taxes 3 months behind because the town collects in October for taxes through December. Hampden's real estate tax rate increased from \$19.60 per \$1000 of assessed value to \$20.40 per \$1000 of assessed value effective July 1, 2019. This is an increase of \$0.80 per \$1000 of assessed value.
  - Income, expense, and variances from budget 2019 versus 2020, and projected income and expenditures through December 2020.
- Review and Discuss Operating Budget vs. Actual Variances and Proposed 2020 Budget
  - Insurance overage is primarily due to property insurance increase. Maintenance overages related primarily to winter salt and calcium use. Office expenses were due to added staffing cost. Added staff for summer months next year budgeted in for a part-time person 15hrs. a week to help with lawn and garden.
  - \$40.23 catch up fee line has been eliminated from the 2020 budget. The impact of this line item elimination will not be felt completely as there are several other line items increases for 2020.
  - Bus expenses were discussed versus getting a new one. Estimated \$3500.00 to rehab the current bus; however final estimate will be available at next meeting.
  - Reviewed pump expenses for 2019.
  - The proposed budget was sent home with each board member to look over and discuss at the next meeting.
  - News letter to the residents once budget is passed so they are informed.
- New Business

- Committee discussed means of eliminating the need to borrow from reserves for tax payments. One suggestion was to bill residents twice a year as taxes become due, but the committee did not take action on this suggestion.

Date and time of next meeting, October 21, 2019 at 10:00 A.M.

Adjourned at 11:00 A.M.

Respectfully submitted by Sherry Molcan