

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

Minutes of the Meeting of the Budget Committee

August 22, 2017

Randy Kuhl called the meeting to order at 12:59 p.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John "Randy" Kuhl, Chair
Carl Bauer, Committee Member
Tom Leiser, Committee Member
Earl Monari, Committee Member
Chris Gourdie, General Manager
Carol Post, Bookkeeper

Randy Kuhl called the meeting to order and explained that he had asked Chris Gourdie and Carol Post to join the meeting. He began by asking for questions.

Carl Bauer asked about the possibility of increasing the lakeloft reserve funding, stating that if there wasn't a buyer and the repairs were going to need to be done, that the reserves would have to be built up. Chris Gourdie stated that, according to the Association attorney, since the reserves are not 100 percent funded, with a vote of the membership they could be increased in excess of the 10-percent threshold mentioned in the bylaws. Mr. Bauer asked what impact a 30-percent increase in lakeloft reserve funding would have on the maintenance fees, and Carol Post stated if lakeloft reserve funding was increased 30 percent instead of the proposed 16½ percent, the lakeloft maintenance fees would be \$676 per quarter instead of \$663. Carl Bauer then suggested a \$20 per quarter increase, making the quarterly maintenance fee \$683, with all of the increase going to reserves.

Earl Monari then expressed concern over putting good money after the project without knowing what will be the outcome, and Mr. Bauer stated that if the work isn't done, the money will still be there. Mr. Monari stated that he would push for more reserves, that he prefers to have more money in the bank before starting the work.

Randy Kuhl asked if anyone had any other questions regarding the budget. He then brought up the topic of the volunteer program, stating that they were getting a lot of positive feedback on the work they have done. He said there are 23 active volunteers working with rakes and chain saws, cleaning out the natural areas. He explained that there is currently a line item in the budget for tree work in the landscaped areas, but he expressed the need for a line item for tree work that is too much for the volunteers to handle in the natural areas.

Carl Bauer asked about Association personnel doing the work rather than contractors, and Mr. Kuhl stated that what he's talking about is beyond the Association's capabilities. Mr. Gourdie explained that the Association is making use of a tree person who will work weekends at a rate of \$50 per hour instead of the standard \$2,000 per day, and that if the committee wanted to add

in a line item of \$20,000 for tree trimming in the natural areas, the carry forward could be increased by that amount, and there would be no change in fees.

Carl Bauer asked if the volunteers are insured, and Randy Kuhl stated that they all sign waivers. Mr. Bauer asked what would happen if someone cut down a tree and it fell on a car, and Mr. Kuhl said he doesn't let anyone get that close, that any work they do is well away from the buildings.

Randy Kuhl then asked for a motion. Earl Monari moved and Tom Leiser seconded a motion, which was passed unanimously, to approve the proposed operating budget, amended reflect the \$20 per unit per quarter increase in lakeloft reserve funding, the \$20,000 increase in the carry forward and the addition of a \$20,000 line item for tree trimming in the natural areas, and to forward the revised proposed budget to the full board for consideration at the meeting on September 7.

At 1:24 p.m., Carl Bauer moved and Earl Monari seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Post".

Carol Post