

3/16/22 – GRCA budget meeting

In attendance: Pres. Wandler, V.P. Oldham, Secy. McEncroe, Charlynn Caruthers, and via Zoom: Carl Evans, Roger Pedersen , quorum established.

Staff in attendance: Office Manager Janie Royer, Property Manager Michael Hecht

Guest: Owner of building 9

Due to audio difficulties, meeting was not called to order until 6:40

Agenda approval – President Wandler motioned that we vote on operating expenses separately from the reserve plan/revenue/HOA dues. Added an Executive session at #6. Secy. McEncroe seconded – unanimous

Aaron motioned to approve 2/16 minutes with noted changes, Charlynn seconded, unanimous.

Office Manager Royer's report : Has scaled back 8 hours on office staffing (Matt – noon-9 Sunday, Amber – Saturday noon - 9)

Entered Executive session at 7:03 – Proposal: Once a key card system for the clubhouse and gym is installed, office hours need to be reduced from 9A-9P to 8 hours/day. That can be anywhere from 10A-6P to 1P-9P as long as it is a consistent daily schedule (15 minute overlap is 2 people work the same day). Exited Executive session at 8:04 PM.

When Janie started, Office was open 2PM-10PM. 8-12K for a key card system that will last 5-10 years. Plastic cards are ~ \$2 each, fobs ~ \$5-10 each

Operating expenses: Up from \$ 1,094,330 to \$1,174,960

Reserve fund – Straw vote from 3/15/22 budget workshop: 1 for 20% (allocating an average of \$50 additional to reserves), 3 for 25% (allocating an average of \$55 additional to reserves), and 1 for 28.6% (allocating an average of \$65 avg. to reserves). Carl researched today and supports the 25% average additional to reserves.

Aaron motioned to approve \$1,174,960 for Operating expense for the 2022-2023 budget year, Roger seconded: Roll call vote: Aaron yes, Frank no, Char yes, Roger yes, Carl - yes.

Roger motioned for a 28.6% (\$65 avg. to reserves), no second. Aaron motioned for a 25% HOA assessment increase (with an average \$55 allocation to reserves per Bob Weiss's component cost 6), Carl seconded. Frank and Roger no, motion passes.

Next meeting 4/21/22 6:15 PM

Adjourned 8:45 PM