

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
FINANCE COMMITTEE
MINUTES May 13, 2010**

The Finance Committee meeting was called to order by Debbie Budd, Chairperson at 6:30 PM on Thursday, May 13, 2010 at the Windmill Park Office. Committee members Carol Altman, Debbie Budd, Dale Henson, and Sandy Padilla were present. Harlan Quinn was excused. Also in attendance were, Chuck Stead, Board liaison, John Lambert, President, Fran Burke, Accounting, Todd Lundering, Accountant for Audit, Richard Roberts, Homeowner and Lucas Baer, Homeowner. A quorum was present.

Action: S. Padilla moved to accept the minutes for April 8, 2010 as previously distributed. D. Henson seconded the motion which passed.

Todd Lundering presented the Audit for fiscal year ending October 31, 2009. The financial health Association is in very good. The Audit shows total assets of \$1,755,025 with \$1,127,920 funding the Reserves. Total revenues were \$1,267,809 with expenses at \$1,304,499. Revenues were \$159,301 below budgeted amount due to reduced interest income, late fees and violations. The expense were \$120,111 below the budget but still higher than the revenue. This left a deficiency of \$39,190. One recommendation was to have another operating account in different bank to be sure all funds were FDIC insured. Another recommendation was to keep operating funds and reserve funds separate. Reserve expenses should be paid from operating account. The operating account should then be reimbursed from Reserve funds.

The Board actions for April included accepting the resignations of Arunesh Mohan and Jenny Oliver. They also approved moving the Vantage West CD to a bank with a better rate. The maturing CD at Vantage West Credit Union was moved into a one year CD at Washington Federal.

The April financial reports were reviewed. John Lambert stated the opening of another operating account at Canyon Bank was on the agenda for the Board meeting. In review the financials, the State Farm money market is over the \$250,000 insured amount. Money should be transferred out to keep the balance under the insured amount. It could go into the Alliance money market to help pay for the reserve expenses this summer.

Action: C. Altman moved to transfer \$50,000 from the State Farm Money Market to the Alliance money market. D. Henson seconded the motion which passed.

The Committee had agreed to define the reserve accounts based on the amount shown by the audit. The amount shown in the audit is \$1,127,920.

Action: S. Padilla moved that the monies showing in Accounts 10008 thru 10017 shall be defined as the Reserve Fund. The motion received a second by C. Altman and passed.

Budgets from the Committees are due by June 1. The Committees are asked to consider the Reserve Study items affected by their committee and address the needs of those with zero life remaining. Requests for all expenditures need to include the account codes. Committee Budgets not received by June 1 will be developed at the whim of the Finance Committee. The final budget needs to be approved by the Board at their August meeting.

Action: S. Padilla proposed Richard Roberts and Luke Baer be approved for membership on the Finance Committee. D. Henson seconded the motion which passed.

The next meeting is Thursday, June 10, 2010 at 6:30 PM in the Windmill Office.

There being no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,
Debbie Budd