

**Senior Estates Golf & Country Club
Board of Directors Meeting
Tuesday, September 24, 2024 – 1:30 pm
Auditorium – Listen In (425) 666-4290
Approved October 22, 2024**

The Board of Directors meeting on September 24, 2024, was called to order at 1:30 pm in the Senior Estates Golf & Country Club Auditorium, chaired by President Steve Garner and recorded by Secretary Kim Farquharson. The quorum was completed by the attendance of Treasurer Allan Lindberg, Activities Director Jone Drury, Architectural Director Marilyn Sbardellati, Director At Large Dorothy Monnier, House Director Karen Linton, New Member Director Marilyn Plowman, and Rules & Regulation Director Andrew Nordby.

There was one change made to the published agenda with a motion added to add members to the New Member Committee. Additional Committee reports were added.

Secretary Kim Farquharson presented the Minutes from the BOD meeting on August 27, 2024. There were no corrections to the minutes, and a motion to approve them was passed.

President Steve Garner reported on the Executive session held on September 24, 2024, at 12:00 pm. in Conference Room 1. The topic discussed was contract negotiations.

**Treasurer/Budget Committee Report - Treasurer Allan Lindberg
September 2024**

The Budget Committee met on September 24th, at 1:30 PM in the conference room. Members present: Financial Manager Debbie Brown, Maintenance Manager Vince Cantwell, Director Marylin Spardellati, Director Karen Linton, Mike Hepburn, Mike Hachquet, Jan Petroski, Connie Watt, Patricia Hyatt, and me. Vern Stonebeck was present as an observer.

We reviewed the financial reports for Profit & Loss for August and Profit and Loss for Jan – July. The Balance Sheet as of August 30th and the Reserve Expenses through August 30th the accounts receivable (aging report) through September 16, 2024.

We conclude that we are tracking to the 2024 budget which included a couple of surprise expenses. We are on track to end 2024 with a positive balance.

As of August 30: Operating Fund: \$1,072,529.15 - Working Capital: \$ 976,417.47 - Reserve Fund: \$ 507,716.52. RV Lot Fund: \$ 1,958.38 - Activities Fund: \$ 14,201.22.

Aging report

Associates	Associates	\$\$\$\$
A2 Pool & Fitness ONLY (COA)	26	(246.50)
A3 Golf ONLY	57	(98.69)

Homeowners	Homeowners	\$\$\$\$
MISC Credit on Account	1,301	(7,965.81)
Payment Plans balance	190	72,266.95
Past Due w/o payment plan	7	3,158.99
Homes w/Liens & no pmt plan	11	22,167.87
Foreclosure	1	4,642.79
Homes w/unpaid fine ONLY	6	3,478.28
TOTAL		97,749.07

- All Associate memberships have been paid in full. Some overpaid leaving credit balances.

- We have 1301 homeowners paid in full. A few members have left credits on their accounts to be applied to 2025.
- The 190 homeowners with payment plans are keeping up and paying on time, with few issues.
- We are still working to collect on the remaining 18 homes that still owe some portion of their dues and have no approved payment plans, as well as the 6 homeowners that only owe fines.
- When the August BOD Meeting Minutes have been approved, they will be turned over to the attorney to proceed with the foreclosure process.

Of the \$105k HOA dues still owed, we project that we will collect \$69-75k by the end of December. We always have some that pay their last payment after the first of the year. Not sure how much of the other \$25k we will be successful with.

The committee reviewed the August financial reports and found we are tracking income, and expenses close to budget with no big surprises. We then began the 2025 Budget with the 2025 Reserve schedule planned expenses followed by the first go-through of the 2025 Operating Budget. We also set dates for additional budget meetings: September 22 at 1:30 PM.; September 30 at 1:30 PM.; October 1 at 10:30 AM.; October 8 at 10:30 AM.; October 15 at 2:30 PM.; and October 16, 17, 18 are open to scheduling for individual directors as needed. October 21st is also open if needed. At the November 24, 2024, regular monthly board of directors meeting, the 2025 budget will be presented for approval or rejection. The 2025 Budget will be posted before the annual meeting.

Treasurer Allan Lindberg moved to approve the treasurer's report. It was seconded and approved.

The standing committee reports were presented by the corresponding directors. The meeting was adjourned for open mic for members to discuss the motions and then reconvened.

The following motions were presented:

2024.0924. Financial2- Treasurer Allan Lindberg moved to approve the transfer of \$7,693.15 from the Reserve fund to reimburse the Operating Fund for the following expenses. Detail: On 7/25/2024, Western Equipment / Turf Star made repairs to the Toro mower for \$3,940.84.

On 8/14/24, C J Hansen Company for repair work on the pool heater exhaust in the Health Center (Asset ID # 1225) for \$3,752.31. This motion was seconded and passed.

2024.0924. ElectionBoard- President Steve Garner moved to appoint the following members in good standing to the 2024 Election Board as outlined in Bylaws: 5.3-2.

Malena Turner
Jacquelyn Keith
Connie Johnson
Gary Johnson
Verne Stoneback

This motion was seconded and passed.

2024.0924. OfficeHours Director Marilyn Sbardellati moved to require our administrative office to be open and accessible to our members Monday through Friday (5 days/week). This motion was seconded and then tabled.

2024.0924. EmailAccount - Director Marilyn Sbardellati moved to provide an email account to each member of the Board of Directors to be used in addition to any committee-assigned email. This motion was seconded and passed with a vote of 6 to 3. Marilyn Sbardellati, yes; Andrew Nordby, yes; Dorothy Monnier, no; Jone Drury, no; Kim Farquharson, no; Allan Lindberg, yes; Marilyn Plowman, yes; Karen Linton, yes; Steve Garner, yes.

2024.0924. Organizational Meeting - Director Marilyn Sbardellati moved to set the date of the 2025 Organizational Meeting to December 10, 2024. This motion was seconded and passed with a vote of 8 to 1, with Kim Farquharson voting no.

2024.0924.Greens – President Steve Garner moved to approve the transfer of an additional \$7600 from the Working Capital Fund to the Reserve Fund to cover additional work needed to remediate tree removal on SEGCC golf course property. **This motion was seconded and approved.**

2024.0924.HouseCommitteeAdditions – House Director Karen Linton moved to appoint the following members in good standing to the House Committee – Nancy Nagel and John Massaia. This motion was seconded and approved.

2024.0924.House.Pool – House Director Karen Linton moved to transfer \$38,961.80 from the Reserve Account to the Operating Account, and a check in that amount be made out to Emerald Pools as the first installment for the pool project. This motion was seconded and passed with a vote of 8 to 1, with Jone Drury voting no.

The meeting was adjourned for Open Mic for members' comments and then reconvened. Announcements of the next Board of Directors meeting for October 22, 2024 at 1:30 pm.

Director Allan Lindberg made a motion to move into Executive Session. It was seconded, and the Directors moved to conference Room 1 at 4:15 pm to discuss personnel matters. They returned from Executive Session at 5:05 pm, and the meeting was adjourned.

Respectfully submitted.

Kim Farquharson

Secretary

Senior Estates Golf & Country Club