

## Finance Committee Meeting Minutes

4pm, Tuesday, February 7, 2023  
KCCA Clubhouse Meeting Room

Present: Mary Delamater (chair), George Patton, Sherrye Steffens, Gloria Aleksich.

Absent: Nancy Hardesty, Mike Ceccanti, Jim Minor.

Guests: Laurie Petrie, former Director; Pete Carey, chair, House committee; Melanie Sagebear, Director; one KCCA resident.

- Review of insurance contract with Laurie Petrie: Laurie attended our meeting today to answer questions re: the current insurance contract, since as a board member she had done some of the legwork for the renewal last April.

Laurie let us know that we work with an insurance broker that finds us the best company for the various coverages that we need to have (for instance, general liability, commercial property, directors & officers, umbrella, etc)

She explained that last year the umbrella coverage premium went from \$5K to \$57K, which was a shock! The insurance broker explained that out of 12 companies, only 2 were willing to bid, and the \$57K was the lowest bid. The stated reasons for the companies that didn't want to bid were generally golf course/mixed use and our status as a 55+ community. Laurie said that her understanding was that COVID changed the game for many companies and they became less willing to cover some things. For example, the company that had previously provided our umbrella coverage at \$5K was one of the companies that was unwilling to bid.

- House committee bids presented by Pete Carey: Pete presented a bid of \$2,750 for some roof work in the library building to repair water damage caused by improper seal around a hole created by a previous contractor.

Pete said that they requested bids from 4 companies, but 2 declined to bid because the job was too small. Of the two bids they got, the House committee recommended the bid from Parish Construction, because it was only \$50 more than the other bid, and we're familiar with Parish's work, while the other company has never worked for us.

The committee voted unanimously to recommend board approval of this bid.

- Review charter: We are almost ready to recommend our updated charter to the board for approval, but chair wanted to make a few last minute changes, including clarifying the role of the committee during budget season, specifically that it will work in cooperation with any Administrator or management company that the board has engaged. Chair will update language and email around to committee members for approval before submitting to board.
- Coordination with BAC: Gloria Aleksich agreed to be our official liaison with the Board Advisory Committee. Gloria expressed concern that she doesn't want to speak for the Finance committee; she wants to make sure there is Finance committee consensus on any issue that comes up at the BAC. We agreed that, to this end, Gloria will bring such issues back to the next scheduled Finance committee meeting for discussion, and will then update the BAC at their next meeting after that.
- P&L Adjustment: at the end of the meeting we discussed why there are three P&L Statements and if we could combine the Golf Course and the Pro Shop and make it two only. The idea is that the Golf Course never has a "Profit". And, it would make it easier for the bookkeeper and CAP to track and report on our financials. There was general agreement with

this idea, and we agreed that we would recommend it to the board in a future BOD meeting, though probably not the next one as the agenda is already pretty full.

- Next meeting: 4pm, Tuesday, February 21, Clubhouse Meeting room.

Minutes prepared by chair Mary Delamater.