

HRCA Board of Directors Meeting Minutes
Friday, May 13, 2016
3:00PM - Main Dining Room

1. President Fred Forbes called the meeting to order, established a quorum of Directors and all present to silence all cell phones. In addition to President Forbes, Directors in attendance were Treasurer Dick DeCoste, Secretary Don Wirsbinski, and Directors Bill Bell, Bob Moe and Lorrie Holly. Vice President Joanne Schoen was absent.
2. Richard DeCoste, made a motion to accept the Annual Meeting Minutes from Wednesday, March 23, 2016, seconded by Lorrie Holly and approved by all Directors. Bill Bell made a motion to approve the minutes of the Board meeting immediately following the Annual Meeting to elect officers, seconded by Dick DeCoste and approved by all Directors. Lorrie Holly made a motion to approve the minutes from the April 20, 2016 Board of Director's Meeting, seconded by Don Wirsbinski and approved by all Directors.
3. Treasurer's Report thru April 2016 – Dick DeCoste – See attached.
4. Mr. Forbes advised that the Board would not be moving forward on the matter to: Discuss and vote on motion to obtain \$500,000 line of credit with one of several banks under consideration. Anytime the credit line was to be used each loan would be subject to Board approval.
5. Discussion held to enter into a contract to re-roof three to five north villa buildings (up to 10 dwelling units) on Fox Ridge Drive. Presentation was given by General Manager, Don Huprich. David Malenfant, Chairperson of the North Villa Committee also advised that the committee has been reviewing this topic for about four months and that the money used would be coming from the north villa roof reserve funds. Competitive bids were obtained based on specifications issued by HRCA. Dick DeCoste made a motion to accept the recommendation of our General Manager, Don Huprich, to enter into contract with Atlantis Roofing to perform this work on up to five buildings on Fox Ridge Drive. The motion was seconded by Don Wirsbinski and approved by all Directors.
6. Adjourn

Treasurer's Report, April, 2016

Golf

Revenues for April were \$127,995, 1.4% ahead of last year, bringing year-to-date income to \$635,205 and an improvement of about 2% over forecast and last year's performance. Golf course expenses were 2.4% over last year's performance due mainly to higher course repairs and labor costs. Although year-to-date ProShop expenses were 10% over forecast due principally to staff salaries, golf operations ended the first four months of this year with a surplus of \$80,688.

For the first 4 months, total revenue added to reserves from reciprocal play (\$31,247) and equity member payments (\$83,000) contributed a YTD total of \$114,298 to the golf reserve account.

Restaurant

Food & Beverage sales in April were \$91,327 or 8.6% ahead of forecast and last year's results. For the first four months of operations, revenues were \$406,040 or an improvement of 4% over last year. Gains were seen in bar sales and Clubhouse food sales while food sales at the Ridge were about equal to last year's results.

Year-to-date combined cost of goods sold, at \$187,455, was 46% of sales.

Total Restaurant, Bar and Ridge expenses were \$348,344 or 22% higher than forecast due mainly to restaurant salaries and restaurant supply purchases. The restaurant subsidy for the first 4 months amounted to \$129,758.

G & A

Year-to-date revenue was \$533,388, about equal to forecast but ahead of last year's results by more than 10%. Corresponding expenses were in line with the budget at \$471,230 and generated a net surplus of \$62,158 at the end of April.

Utility Plant

Plant revenues were \$99,267 for the first four months of operations while expenses, during the same period, were \$76,823, generating a surplus of \$22,444.

Note that the plant's billing cycle is bi-monthly beginning in February of each year. Therefore, April's year to date represents 4 months of expenses and 4 months of revenues.

HR Realty

Year-to-date revenue amounted to \$25,675 and, with corresponding expenses of \$7,190, created a net surplus at the end of April of \$18,485.

Year to date, the combined operations of all departments produced a surplus of \$54,019.

Treasurer's Report, April, 2016

Common Areas

After credit adjustments for cable service, Common Area year to date revenue was \$465,659 which was in line with the forecast. Corresponding expenses of \$238,780 resulted in an interim year to date surplus of \$226,879. Most of this surplus is the result of a delay in the effective date of Comcast's new and higher billing rate.

After deductions for reserve accounts, North and South Villa YTD income was \$260,895 and was in line with the forecast. Total expenses of \$181,576 were 5% over budget due mainly to insurance and labor costs but still resulted in an interim operating surplus of \$79,319. To date, single family income and expenses were in line with budgeted amounts and ended April with a surplus of \$1,238.

Estimated Reserve Fund Expenses and YTD Monthly Ending Balances - (Adjusted-Unaudited)*

<u>Account</u>	<u>YTD Expense</u>	<u>April Month Ending Account Balance</u>
Villas South Ext	\$10,855	\$194,141
Villas South Roof	0	\$197,340
Villas North Ext	\$7,497	\$24,755
Villas North Roof	0	\$415,700
Villa Insurance Deductible	0	\$40,679
Common Areas	\$18,457	\$115,555*
Social Non-Golf	0	\$100,012
Golf	\$218,600	\$515,563*
Utility Plant	<u>0</u>	<u>\$71,742</u>
Totals	\$255,409	\$1,675,487*

rad, 05/12/2016