

Nepenthe Homeowners Association – Finance Committee

June 24, 2024

Attendees: Carol Duke, Susan Timmer, Nina White, Tara Foust, John Apostolo

Excused:

Guests: Courtenay Deflin, Board Liaison

Homeowners: Karen Lowrey, Peter Pelkofer, Marjorie Knauer, William Vizzard, Paula Connors

Topic	Objective / Info / Decision	Action
Welcome & Agenda Review	- Carol Duke called meeting to order at 4:30pm. - Committee members introduced themselves - The following agenda items were discussed	
1. Meeting Scheduling	Proposed third Monday of each month	Future meetings scheduled for 3rd Monday of each month @ 4:30PM, live in the clubhouse and on Zoom.
2. Approval of Prior Meeting Minutes	Motion made and seconded to approve	Prior meeting minutes approved.
3. Financial Statement Approval	May financials not available	Review May Financials at the July meeting. Carol to f/u w/ GM on May financials availability and future distribution.
4. General Manager Update	- DRAFT Browning reserve study received dated 5/21/2024 2025 budget workbook available - Effective 1/1/2025 Association to pay for all residential water - Homeowner collection can either - Water included with monthly dues - Water as separate line item + dues	Carol to send DRAFT reserve update to Committee members
5. Finance Committee Timeline	- Carol presented the attached timeline (see next page) - Tight timeline - Carol provided a top-level overview, citing high dollar items, i.e. Painting/Siding, Landscape. - Paul Reeves to be contacted for any projected changes in 2025.	Finance Committee to send comments to Carol by Thursday 6/26/2024.
6. Homeowner Comments	Water meter billing methodologies were discussed	None
7. Adjourn	Meeting adjourned 5:10PM	

Next meeting: July 15, 2024 @ 4:30PM @ the Clubhouse and Zoom

Submitted by: John Apostolo

Nepenthe Finance Committee 2024 Budget Timeline

