

From the President's desk... #6

November 2<sup>nd</sup>, 2018

Dear Homeowners,

The Board of Directors met on Friday, October 26<sup>th</sup>. I want to take a few minutes to give you an update and summary of some of the items on the agenda and actions taken. (The approval of the official Minutes from this meeting will be available following next month's meeting.)

The 2019 Annual Operating Budget was presented for discussion by our treasurer Charles Eisenbise. After a spirited discussion, the budget was approved by a vote of 5 to 1. The Board approved a budget of \$1,227,580.00 with a 20% increase to our HOA dues. (Just checking to make sure you were paying attention!) Actually, it's a 1% increase to HOA dues. This amounts to an increase of \$1.58 per month or \$19.00 per year. Keep in mind that the inflation rate this year was 2.9% or almost 3 per cent.

Concerning the payroll, our single largest expense, the Board feels strongly that all employees here at the Resort are paid a

fair and just wage in line with their positions and the local area market. The Board is not allowed by law to discuss what an individual employee is being paid (so please don't ask), but I can tell you that all hourly employees are paid at least the minimum wage and salaried employees are at the beginning to the middle of their pay grade scale. I can also share with you that, as a result of the recent restructuring of the staff with the elimination of some positions and the addition of other positions, the total payroll and benefits amount decreased by \$1,740.00 for a total of \$377,985.11. Through the efforts all of our great employees, our goal for the coming year is to provide ongoing great service at the best cost to our homeowners.

The Board approved at a previous meeting approximately \$150,00.00 in road work for 2019. This will be offset by \$200,00.00 budgeted income into the Reserve Account in 2019. The current Reserve Account balance is \$482,534.08.

I really think that it's important that all homeowners are aware and familiar with the finances of the resort. This is **your** money and you have a right to know how the Board and staff is spending it. To that extent, we are looking at a way to create a one page simple to read monthly summary that will be made available to all homeowners.

The Resort's financial records are available for review in the front office, by appointment, by any Resort Homeowner.

Finance Meetings dates and times are published in advance and are open meetings.

On behalf of the Board Members, I want to personally thank Charles and the Finance Committee members: Debbie Miller, Diane Thompson, Carnella Towne, Glen Bartley, Steven Medson and our General Manager Phil Philips for all their long hours and hard work in putting the annual budget together and their monthly reports. Great job!

I'm happy to report that the *Juniper Ridge Pool Sharks* will no longer be able to blame the "warped" pool tables for their missed shots! The Board approved \$35,700.00 for six slightly used Diamond Pro Am pool tables. These tables were used for a professional tournament in Las Vegas and have twenty hours of playing time on them. Because they are considered used, we were given a \$700.00 per table discount off the original price.

The current tables are 32 years old and were two years past their deprecation life. The life expectancy of the new tables is 30 plus years. Since these are replacement tables, the funding comes out of the Reserve Account. Replacement date is early winter.

I want to personally thank the **Pool Committee** members: Debbie Rogers-President, Dick Moon, Todd Rogers, Tom Corse, Pooch, John Saunders, Marty Scott, Rich Leenerts, Gary Meneley, Lee Hinrichs and Wally Fjelstad for all their hard work in gathering information, acquiring bids and their proposals to the Board. Great job.

As a side note, the Pool Committee is changing its name to the **Billiards Committee** to avoid guests accidentally wearing swimming suits to their meetings!

Other items on the agenda approved by the Board:

- the hours of construction to include Saturdays.
- that prior to a sale, all properties are to be in compliance with the Rules and Regulations and C, C & R's.
- the Governing Documents Standing Committee has been re-established as an ad hoc committee.
- the Safety and Security Standing Committee has been re-established as an ad hoc committee.

One of the areas that the Board wishes to review in the near future is the overall safety and security of the resort. I would like to establish a *Safety and Security Ad Hoc Committee* to look at two specific areas: a policy concerning weapons in public buildings and secondly, the use of security cameras throughout the resort in areas where there is a safety risk (wood shop, work-out rooms, swimming pool, etc.), areas where theft can take place, the dog runs, the dumpster area and other safety or security risk areas yet to be identified. The goal is to present recommendations to the Board at the January meeting. If you would like to serve on this short-term ad hoc committee, please call the office and let them know. You don't have to be physically here at the resort to be on the committee. We have conference call and Skype capability.

Our next Board Meeting is Friday, November 30<sup>th</sup> at 2 pm in Adm #3.

Wherever you are, enjoy the weekend and be safe.

And if you haven't already, don't forget to vote on Tuesday. I may be going out on a limb here, but I predict that our next U.S. senator from Arizona will be a woman!

Larry Weidner, President