

THREE FOUNTAINS CORPORATION

Joint Meeting of the Board of Managers and the Finance Committee

November 8, 2016

President - Jeff Rickard
Treasurer - Kathy Mehlmann
Member at Large - Jan Hiatt

Vice President - Kevin Haight
Secretary - Barbara Griswold

Finance Committee Present: Mimi Karsh, Irene Carlow and Cassandra Rocha

The meeting was called to order at 4:04 PM.

This meeting was to finalize the 2017 budget prior to approval at the November 29, 2016 Board meeting.

There is a \$42,307 deficit in the preliminary budget. The Finance Committee addressed those line items that they recommended needed to be changed and presented a budget that underspends revenue by \$16,828. Recommendations include: (1) Maintaining the 2016 General Reserve transfer of 285,956 (2) maintenance / upkeep categories remain essentially flat (3) payroll does not increase. The recommendations have been included on separate handouts including a spread sheet and graphs given to the Board by the Finance Committee.

Following the Committee's presentation, the Board made the following adjustments to bring the budget into balance and redistribute money. These items were adjusted:

1. The proposed budget for outsourcing the maintenance of the pools was eliminated reducing a projected cost of \$30,000.
2. The proposed budget for turf management was increased by \$5000 if it is needed to hire Designs by Sundown. Their bid was \$10,000 over Brickman but Chris has been asked to see if Designs by Sundown will reduce their bid by \$5000.
3. The proposed budget for salaries increased by almost \$30,000. It cannot be explained by the salaries to the crew or overtime. Jeff is going to talk to LCM and will bring his findings to the November 29, 2016 meeting.
4. Concern was expressed by the Finance Committee and Board members that there was no budget item for the Capital Reserve fund. Kevin stated that he felt that we should be contributing to the fund on a regular basis. Jeff asked for a vote to put \$20,000 into the Capital Reserve fund explaining that this would eliminate one roof next year. It passed with a vote of 3 to 2.

With these adjustments, the budget for 2017 was brought into balance.

Meeting closed at 5:55PM

Minutes submitted by Barbara Griswold, Secretary

Next monthly Board meeting is November 29, 2016