

**HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF THE OPEN WORKSHOP MEETING OF THE
BOARD OF DIRECTORS & FINANCE COMMITTEE**

Wednesday, March 9, 2022

Casa Fiesta

PRESENT:

Mr. Art Sutton, President & Director
Ms. Fran Baca, Vice President & Director
Ms. Jackie Graham, Treasurer & Director
Mr. David Delwiche, Corporate Secretary & Director
Ms. Mary Pat Adams, Director
Ms. Donna Bessant, Director
Mr. Bill Quinn, Director
Mr. Sam Womer, Director
Mr. Mark Sconyers, Finance Committee Chair.
Ms. Suzi Crary, Finance Committee member
Ms. Karen Kelly, Finance Committee member
Mr. Gus Underdown, Finance Committee member
Mr. Robert Hedberg, General Manager
Ms. Jeanne Mileti, Recording Secretary

Eighteen members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 2:10 pm by Art Sutton, President.

2. **MEMBER COMMENTS ON AGENDA ITEMS:**

- Robin Conlow, unit 48, explained that her comment about Guest House parking at the last meeting was meant to be about times of high occupancy in the Guest House only, and only for the spaces directly in front of the Guest House. Again, she objects to the 40% increase in carports, as carports are not an expense item. She also suggested we purchase microphones for every Board member.

3. **BUDGET FOR FY 2022-2023:** Karen Kelly of the Finance Committee once again presented the budget on the big screen so that all members could follow the numbers being discussed.

Working from the third draft of the budget, Mr. Sutton looked once again at each income and each expense item. It was decided that the following changes to the cost of individual amenities will be reflected in the budget:

All storage charges were increased by 20% - Individual lockers now going for \$30 will be increased to \$36; lockers going for \$60 will increase to \$72; west end RV parking now \$65 will increase to \$78; and west end storage now going for \$45 will go for \$54.

The Guest House rates will be increased to \$120 for a standard room and \$155 for the apartment. The budget is based on a 30% occupancy rate.

The carport rental fees will be raised by 40% to \$35 per month.

BUDGET FOR FY 2022-2023, continued

The Board and Committee discussed the high cost of insurance. Although we are optimistic about finally being able to purchase outside of the current fire/liability pool we are in, it is not anticipated that insurance costs will decrease or remain static this year. Ms. Baca noted that the budget reflects a possible 20% increase in the fire/liability policy this year. That would increase the current premium (\$259,698) to \$311,638. If you divide the new possible premium by 300 units, you get an average of \$1,038 per unit (some a bit higher, some a bit lower). Compare this premium with those friends you have living in a single-family home in California, and you will find it is not out of line with what people pay for insurance now.

Following a review of each item and further discussion, the only change that was made to the third draft of the budget was a correction to the storage charges. The income figure should be \$36,000 per year. Finance Committee members took a vote on the corrected draft. Ms. Graham made a motion to recommend the budget showing a 7.239% increase in maintenance fees to the Board. Mr. Underdown seconded the motion which carried unanimously.

4. COMMENT PERIOD FOR MEMBERS:

- Mary Lou Donegan, unit 291, requested that decoration of the lobby be done by our competent committee of design people, instead of by a professional decorator.

5. ADJOURNMENT: The meeting was adjourned at 2:55 p.m. The next regular Board meeting will be held on Thursday, March 24th at 10:00 a.m., in Casa Fiesta. The Board will meet in Executive Session prior to the meeting at 8:30 a.m.