

BellaVita Finance Committee

Meeting Minutes – October 26, 2017

The meeting was called to order at 10:25 a.m. by Chairman Joe DeKunder. Members attending: Ruth Cheek, Richard Harrison, Mike Warneke, Walter Pasciak, Don Jensen and guest, Mike Fortier.

The Minutes for the committee meeting on September 28, 2017, were approved and accepted by the attending committee members.

The Chairman stated that the 2018 HOA Budget had been submitted and approved by the Board.

Diane Clement, President - HOA Board, attended the meeting briefly. She stated that “due to the sensitive nature of the HOA financial information”, the BV Board requests that all Finance Committee members sign a confidentiality agreement.

Joe stated that the BV 2018 blanket insurance quote had been received from Severn Trent Management. Another quote will be requested from Rust Ewing Insurance Agency. Ruth Cheek will follow up with the information requested by Rust-Ewing.

Joe stated that the 2016 tax return had not yet been filed and that a CPA would need to be hired by HOA to complete the return. He stated the 2016 audit needs to be scheduled through an outside auditor.

Don Jensen reported that Reserve Advisors would be on site on November 14th to meet with the Finance committee members and begin discussion of details of the upcoming HOA reserve study.

Discussion continued as to ownership of common area properties within the BellaVita HOA common areas, particularly, the HOA lake property and detention ponds. Joe will contact MUD District member Ron Gerlach to inquire where the documents can be located.

Mike Warneke gave an overview of the September, 2017, HOA financial statement. He stated that it appears that the HOA is under budget. He could not be definitive about the amounts because information is still be updated from the prior Management company.

The meeting was adjourned at 11:50 am. There will not be a meeting in November. The date for the December 2017 meeting will be announced at a later date.

Submitted by Ruth Cheek, Committee Secretary