



GVR Mission Statement: *"To provide recreational, social and leisure education opportunities that enhance the quality of our members' lives."*

MINUTES

Fiscal Affairs Committee Regular Meeting

Tuesday, February 16, 2021
1:30pm MST – Teleconference

Committee Approved – March 16, 2021

Attendees: Donna Coon (Chair), Nina Campfield, Steve Gilbert, Randy Howard, Nellie Johnson, Vicky Mournian (arrived 1:35pm), Eric Sullwold, Greg Wright, Don Weaver (ex officio), Scott Somers (CEO), David Webster (Liaison/Director of Accounting), Jen Morningstar (Director of Administrative Services), Marie Wilbur (Meeting Scribe)

Absent: Don Lathrop, Cheryl Moose (CFO)

Visitors: 12

- 1. Call to Order/Roll Call/Quorum:** Chair Coon called the meeting to order at 1:30pm MST. Roll was called and a quorum established.
- 2. Review/Accept Minutes from Meeting of January 19, 2021**
MOTION: R. Howard/2nd. Approve minutes from meeting of January 19, 2021 as written.
Passed: unanimously.
- 3. Chair Comments – D. Coon –** moved forward to Item 4.
- 4. Financial Reports – D. Webster**
 - a) Status of Financial Reports - 2020 Audit**

Currently in the middle of the annual audit for 2020. Second year with this auditor. All is going well. The Committee was informed that in closing the books there was question on the severance package for the former CEO. Funds should have been expensed on the day the agreement was signed rather than carrying some over into 2021. This is easy to adjust and will be taken care of.

b) January 2021 Financial Statements Will be Reviewed During the March Meeting

Chair Coon agreed to let the complete January 2021 Financial Report review be carried over to next month's meeting because of Finance Department's limited time while dealing with the audit and other projects. Committee agreed.

c) 2021 Cash Requirements Report

The 2021 Cash Requirements Report was presented. Going forward this year the Finance Department will present to the Committee, per the Committee's request, an estimated monthly accrual report updated monthly.

d) Investment Portfolios – Changes in Market Value Through January 31st

Investment accounts were reviewed. A Major Assets account will need to be set up in the next two months.

e) GVR Member Properties Report – 2020 and 2021 through January 31st

Currently have received dues totaling \$6,045,245 as of January 31st. 400 members pay on a monthly basis. Work on the collection of outstanding dues has resulted in one check so far. 80 MAP Applications have been received and are in the process of review. Estimated that 40 may be awarded.

5. New Business

a) Browning Input on Capital Replacements – D. Webster

In Finance Department discussions with Browning, Browning is agreeable to do whatever other studies may be required. Committee discussion as to how this should be done included integrated study versus supplemental.

MOTION: N. Campfield/no 2nd. Recommend to the Board of Directors that GVR hire Browning to do a separate study of aging facilities to incorporate into the current reserve study.

Discussion followed. Determined that discussion with Facilities Department is needed before proceeding with this directive.

Motion – Withdrawn.

b) Status of Surplus Calculation – D. Webster

Presenting what the Finance Department feels is a flaw in the current surplus calculation being used, they are waiting on the Board of Directors decision. CEO Somers is in conversation with Susan Vos, who is putting together an engagement letter regarding this decision, which he hopes to see in the next week or two. Wanted is an agreement on what is the best practice for a corporation of GVR's size for calculating surplus/deficit. As this is in the CPM, it needs to be correct.

c) Discussion of Project Borrow – E. Sullwold

Last month, this report was presented to the Committee for them to review. Comments and questions were received and answers developed. Discussion followed on marketing of this idea to members, what similar corporations like GVR do, and how to determine the funds required if this is decided to be a viable concept. Discussion followed.

d) Financial Policy Clarity – D. Coon

The Board of Directors reviewed the CEO 2021 Workplan in a work session last week. Of interest to D. Coon were several topics: financial transparency software to be instituted by October 2021; to present monthly or quarterly financials to the Board as a separate item rather than as part of the Consent Calendar; update financial policies by October 2021. Discussion followed with CEO Somers presenting his reasoning regarding these items. Currently looking at a couple of affordable transparency software packages. Simple, concise financial reports for all audiences to understand. Current financial policies considered ambiguous and need clarification. He recommends that staff put together an appropriate and comprehensive financial policy to bring to the Board for their consideration.

6. Member Comments – addressed during meeting.

7. Adjourn

MOTION: E. Sullwold/2nd. Adjourn the meeting at 3:01pm MST.

Passed: unanimously.