

MINUTES OF ECIA FINANCE COMMITTEE
September 9, 2008, 9:30 AM

--The meeting was called to order by Chair Dan Drobnis at 9:30 AM. Also present were members Dee Cooper, Jean Stokes, and Gisela Knight, as well as GM Bill Donohue. Absent were Pat Bell, Allen McQuiston and Nolan Zisman, all excused, and Bob Gaines. Hope Kiah was present representing the Information Committee.

--The Minutes of August 13 were approved as submitted.

--Hope Kiah presented additional information regarding the website proposal. The Information Committee has endorsed the proposal. Hope stressed the following features that would mean improvements over the present website: Secure site at multiple levels; public and private areas; all current features continued but easier to use; additional features such as amenities, reservation of amenities, status of matters e.g. those before the Architectural Committee, possibility of on-line payments, etc. She passed around a sheet showing all those possible features. Start-up cost is estimated at \$2,415 and would be budgeted as a Project in the 2009 budget. Recurring annual cost is estimated at \$4,579 compared to the present \$1,420 cost. The present site has an average of 132 hits a day and about 800 bulletin board registrations. Discussion indicated that committee members are generally in favor of the proposal, but in view of the fact that four members were absent, decision was deferred to the special meeting next Tuesday eve to give more time for study and participation of absent members. Meanwhile the Website and Projects lines in the draft budget will be revised to show the higher expenditures.

--The August financials were accepted after a few clarifications.

--The General Manager reported the resignation of ECIA Board member McFarlane.

--The committee reviewed the second draft of the 2009 proposed budget. It was agreed to increase the Legal line item under Covenant Compliance to \$8,000. This had been the amount in previous budgets but had proved too high until expensive arbitration occurred this year. The Website and Projects lines will be adjusted as mentioned above. These changes will necessitate a change in the fund balance appropriation in the Revenues section.

--The Finance Committee as well as the ECIA Board are aware of the need to increase assessments in the near future. The earliest legally possible opportunity is next year for the 2010 budget. The idea of a plan based on a fixed percentage increase, similar to the plan for the Replacement Reserve, was discarded. While the latter is based on a definite 25-year replacement cost plan, such plan cannot be drawn up for the operating budget, where cost increases or savings can occur for a great number of reasons. The Committee agreed that the community should be made aware that assessment increases will have to be made in the near future, based not only on inflation but also due to the need to set aside higher amounts for the Repair and Replacement Reserve, due to the addition of some new amenities. Dan will prepare an article for the Vistas to warn of higher assessment based on inflation. --There was no other business. The next meeting will be Tuesday, Sept. 16, at 7 PM.

Meeting adjourned at 10:55 AM.