

WOODS FINANCE COMMITTEE MEETING

January 23, 2007 7:00 PM

Draft Minutes

- I Meeting was called to order at 7:00 P.M. by Dave Czerw**
- II Finance Committee members present: Judy Blache, Dave Czerw, Lea Montgomery, William Perry, Edison Russell, Connie Waterer**
- Finance Committee members absent: Bonnie Burna, Terri Causer**
- Board members present: Mary Boggs**
- Homeowners present: Mr. Bill Morrison and Ms. Melony Parrott**
- Streets and Drains Committee members present: Jim Blache**
- Marsh Landing Country Club Management Company (MLCCM) representatives present: Peggy Paris, Caryn Scott**
- III A motion was made to approve the Minutes for November 28, 2006.
Motion: Lea Montgomery Second: Judy Blache
Motion passed unanimously**
- IV Homeowners Questions/Comments: Homeowners participated in review of financial statements and discussion of bridge work financing alternatives.**
- V Reviewed November 2006 Financial Statements**
- VI Reviewed December 2006 Financial Statements - Peggy Paris to reclassify expenditures for gift cards from (line item 870 Miscellaneous Expense) and plaques (line item 874 Office Expense) to (line item 880 Social Fund) to match practice of prior years.**
- VII A discussion took place on contingency plans for possible bridge work with regard to financial alternatives. Jim Blache, Chairman of Streets and Drains provided an update and an estimated cost of \$250,000 - \$300,000. Options discussed were:**
- Pay from Reserve Fund – no other action – Repair one bridge in 2007 and one in 2008
 - Pay from Reserve Fund – no other action – Repair both bridges in second half of 2007
 - Pay from Reserve Fund – Bank Line of Credit as financial back up
 - Bank Loan – One to three year term
 - Special Assessment

A vote was not taken as this is preliminary work on the possibility of extensive bridge work. Dave Czerw received quotes from Suntrust of current rates of 8.0 percent interest for both a term loan and a line of credit.

The committee and homeowners present reached a consensus that the best course of action would be to space the repair of the bridges into different calendar years, establish a line of credit with Suntrust, and pay for the bridges out of the reserve fund as much as possible with any additional funds needed to be drawn from the line of credit. Those present also agreed that a stipulation on use of line of credits funds be solely for the purpose of work related to bridge repair/maintenance.

VIII Assign Reserve Funds to Specific Reserve Fund Line Item Categories

A motion was made by Edison Russell and seconded by Bill Perry to recommend to the board that we assign our current reserve funds as of December 31, 2006 to line item categories as follows:

Roads:	\$100,000.00
Bridges:	100,000.00
Community Center:	5,000.00
Security:	10,000.00
Drainage:	0.00
Recreation:	7,158.32
Maintenance/Equip.	12,000.00
Contingency:	10,000.00
TOTAL	\$244,158.32

The motion passed unanimously

A motion was made by Judy Blache and seconded by Lea Montgomery to recommend to the board that we distribute 2007 monthly reserve fund provisions to line item categories on a percentage basis as follows:

Roads:	31
Bridges:	40
Community Center:	2
Security:	9
Drainage:	0
Recreation:	8
Maintenance/Equip.	5
Contingency:	5
TOTAL	100

The motion passed unanimously

A motion was made by Edison Russell and seconded by Bill Perry to recommend to the board that all interest earned by the reserve fund in 2007 be allocated to the bridge line item in the reserve fund.

Motion passed unanimously.

- IX The February 2007 Finance Committee meeting is scheduled for Tuesday, February 20, 2007 at 7:00 P.M.**
- X Meeting was adjourned at 9:30 P.M.**