



Special Board of Directors Meeting

December 7, 2021

6:00 P.M.

Cedar Creek Center and Zoom Meeting

Chuck Endres: Chairman - Present  
Carolyn Thacker: Vice Chairman – Present  
Ken D’Souza: Treasurer – Present via Zoom  
Ann Earl: Secretary – Absent  
George Toolson: Director – Present via Zoom  
Marsha Combe: Director – Absent  
Paulette Black: Director – Present via Zoom

**Call to order:** Chairman Endres called the meeting to order at 6:00 P.M.

**Adopt the Agenda:**

- Director Toolson made a motion to approve the meeting agenda as written.  
Treasurer D’Souza seconded the motion.  
Motion passed unanimously.

**Revised 2022 Budget Presentation:** General Manager Booker gave the following presentation:

## SVRA Amended Budget 2022 Fiscal Year



# 2022 SVRA Assessment

**The Maximum Annual Assessment is  
determined using the formula:**

$$\begin{aligned} & (2021 \text{ Maximum Assessment (per DCC\&R} \\ & \text{base)}) \times (\text{CPI index for July, 2021/CPI index} \\ & \quad \text{for July, 2020}) \\ & = 2022 \text{ Maximum Annual Assessment} \\ & \quad \text{(per DCC\&R base)} \end{aligned}$$



## 2022 Assessments

	Maximum Allowable Assessment	2022 Actual Assessment (to cover needs of SVRA)
Plats 1, 2, 3, 5, 6, 7, 8, & 20	\$536.26	\$467.81
Plats 12, 13, & 14	\$366.27	\$366.27
Plats 4, 11, & 22	\$646.69	\$467.81
Plats 9 & 10	\$385.86	\$385.86
Plats 15 & 16	\$342.72	\$342.72
Plats 17 & 18	\$342.74	\$342.74
Plat 21	\$346.06	\$346.06

# 2022 Amended SVRA Operating Budget



- **Association Business**

- Income - \$946,525.28
  - Assessment Income - \$824,706.38
  - Income minus Assessment - \$121,818.90
- Expense - \$634,457.08
  - Property Taxes - \$47,500.00
  - Professional Services - \$38,750.00
  - Insurance - \$75,000.00
  - Uncollectable Assessment Allowance - \$32,988.21
  - Committees - \$24,400.00
  - Association Other - \$415,818.87
- Cost To Operate not including Assessment Income: \$512,638.18
  - $\$512,638.18 / 2016 \text{ Assessable Lots} = \$254.28/\text{lot}$

## **Other 2022 Budgeted Expenses**

- **GCM Equipment Replacement Plan**
  - 2022 Annual Fund Addition - \$51,744.00
    - 2022 Annual Fund Expenditure Requirement - \$59,387
    - $\$51,744.00 / 2016 \text{ Assessable Lots} = \$25.67/\text{lot}$
- **Future Needs Allocation**
  - 2022 Annual Fund Addition - \$15,008.69
    - $\$15,008.69 / 2016 \text{ Assessable Lots} = \$7.44/\text{lot}$



# 2022 AMENDED SVRA FEE SCHEDULE

Greens Fees			
Cedar Creek	Member	Non-Member	Junior
18 Holes	\$ 36.00	\$ 45.00	\$ 23.00
9 Holes	\$ 23.00	\$ 28.00	\$ 15.00
Aspen Hills	Member	Non-Member	Junior
18 Holes	\$ 27.00	\$ 35.00	\$ 23.00
9 Holes	\$ 18.00	\$ 25.00	\$ 15.00

Annual Recreation Passes*		
	Member	Non-Member
Platinum-Single**	\$ 1,215.00	\$ 1,605.00
Platinum-Couple**	\$ 1,875.00	\$ 2,265.00
Gold-Single**	\$ 940.00	\$ 1,330.00
Gold-Couple**	\$ 1,545.00	\$ 1,935.00

Annual Trail Fee Passes		
	Member	Non-Member
Trail Fee	\$ 275.00	\$ 300.00
Each Add'l Trail Fee	\$ 110.00	Not Applicable

Daily Cart Fees (Per Rider)		
Discount if 2 riders/cart - \$2.00/rider		
Cart Rental		2 rider cost per rider
18 Holes	\$ 14.00	\$ 12.00
9 Holes	\$ 11.00	\$ 9.00
Trail Fee		
18 Holes	\$ 10.00	\$ 8.00
9 Holes	\$ 8.00	\$ 6.00

Annual Golf Passes		
	Member	Non-Member
Aspen Hills	\$ 375.00	\$ 575.00
Junior	\$ 100.00	\$ 110.00

Punch Cards		
	Member	Non-Member
20 9 Hole Walking	\$ 300.00	Not Applicable
Driving Range <sup>1</sup> (20 Buckets)	\$ 55.00	\$ 75.00
20 9 Hole Cart Rental	\$ 120.00	Not Applicable
20 9 Hole Trail Fee	\$ 80.00	Not Applicable

\* Ask for Member Recreation Pass Discount - 70+ yrs old. Discount not valid on Non-Member Recreation Passes  
\*\*Platinum includes golf, swim, trail fee (couples include up to 2 trail fees-non transferable), and unlimited driving range.  
Gold includes only golf & swim

Swim		
Daily Swim	Member	Non-Member
Adults	\$ 4.00	\$ 7.00
Child	\$ 3.00	\$ 5.00
Infants (under 3) No Charge		
Annual Swim Pass	Member	Non-Member
Single	\$ 125.00	Not Applicable
Family (up to 5 people)	\$ 275.00	Not Applicable
Swim Punch Card	Member	Non-Member
20 Punches	\$ 55.00	Not Applicable

Facility Rentals & Other Fees		
	Member	Non-Member
Barn	\$ 300.00	\$ 400.00
Banquet/Multi Purpose Room	\$ 250.00	\$ 350.00
Pavilion	\$ 50.00	\$ 75.00
Flex Room	\$ 100.00	\$ 125.00
Swimming Pool	\$ 100.00	\$ 125.00
Pool & Pavilion Pkg	\$ 125.00	\$ 150.00
Tables	\$ 5.00	Not Applicable
Chairs	\$ 1.00	Not Applicable
Membership Cards	\$ 1.00	Not Applicable
Annual Assessment	Per Plat	Not Applicable
Transfer Fee	\$ 500.00	Not Applicable

## 2022 Assessment Schedule

- ❖ Annual Assessment To Be Billed and Mailed January 3-10, 2022
- ❖ Delinquent If Not Paid By 02/28/2022
- ❖ If Not Paid By 3/31/2022, Interest On Unpaid Balance Commences, retroactive to 3/1/2022



# **SVRA 2022 BUDGET AND ASSESSMENT APPROVAL**

- Director Toolson made a motion to approve the revised 2022 budget.  
Director Black seconded the motion.  
Motion passed unanimously.

## **Motion to Adopt 2022 Budget SVRA Board of Directors Meeting December 7, 2021**

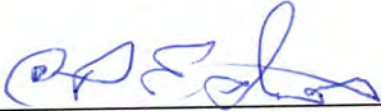
I move that the Operating Budget, Income (\$1,769,685.28), Expense (\$1,554,532.59), CAPEX Budget (\$148,400.00), Golf Course Equipment Replacement Fund Additions (\$51,744.00), Golf Course Equipment Replacement Fund Expenditures (\$59,387.00), Fee Schedule, and the Proposed Annual Assessments as just reviewed be approved.

- Vice Chairman Thacker made a motion to approve demolition of A-Frame at 781 Vista East Drive.  
Treasurer D'Souza seconded the motion.  
Motion passed unanimously.

The Board agreed that future needs funds will be used to pay for demolition.

**Adjournment:**

- Vice Chairman Thacker made a motion to adjourn.  
Director Toolson seconded the motion.  
Motion passed unanimously at 6:10 P.M.



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Chuck Endres, Chairman



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Carolyn Thacker, Vice Chairman

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Ann Earl, Secretary

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Ken D'Souza, Treasurer

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Marsha Combe, Director

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George Toolson, Director

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Paulette Black, Director