

anthem

community council

Committee Reports

Fiscal and Resource Management
January 17, 2018
Civic Building Vision Room
1:00 pm

MEETING MINUTES

Members Present:

Richard Yennerell (Chair)
Mark Senn
Lynne Kirkman
Glenn Klinksiek
Robert Heber

Members Absent:

None

Others Present:

Doug Greenstein, CFO
Carolynn Hiron – FaRM candidate
Bonnie Hirshberg – FaRM candidate

CALL TO ORDER

The meeting was called to order at 1:00pm. A quorum was achieved.

ADOPT AGENDA

Agenda was adopted.

APPROVE MEETING MINUTES

- A. Meeting Minutes from November were previously approved by Email.

NEW BUSINESS**A. Introduction of FaRM Candidates**

Chairperson Yennerell introduced Ms. Hiron and Ms. Hirshberg as potential new FaRM candidates and the candidates provided a brief introduction to their background. At the Open Meeting on the 24th, the Board will consider appointing the candidates to the Committee.

B. Issues Update Discussion

Chairperson Yennerell led a discussion on the Issues Update, including a discussion on the status of the Reserve Study and its' pending contract; on the role of FaRM relative to upcoming Master Plan projects; on the need for empirical data for supporting large-scale community projects; and on planned future revenue streams. Additional discussion centered on the status and impact of Anthem Circle Mountain and the potential financial impact of that community.

C. Work Plan for 2018

Chairperson Yennerell led a discussion on the proposed components of the FaRM 2018 Work Plan. He noted that FaRM should anticipate being heavily involved in supporting the ACC through a detailed review of proposed costing for the upcoming Master Plan projects as well as the Civic Building Remodel project. He led a discussion expressing concern over project final pricing vs. initial cost estimates and how changes in pricing could affect the Enhancement Fund, funding alternatives for the projects, and cost-benefit analysis. On the Work Plan document, the Committee agreed to continue its' efforts on all line items noted in the 2017 Work Plan, plus place added emphasis in 2018 on Strategic Financial Planning; Longer Range Forecasting; and analyzing the trending of declining revenues at the Community Center. Motion to accept a modified 2018 Work Plan made by Chairperson Yennerell, seconded by Member Klinksiek and unanimously approved.

D. Audit Status

CFO Greenstein advised the Committee that initial audit field work was performed in December and that full field work will occur during early March. The expectation is that a draft of the audited financials and footnotes would be available to FaRM in late April.

E. Project Funding for Master Plan Projects

CFO Greenstein and Chairperson Yennerell lead a discussion on the various funding methodologies that should be reviewed and considered for the upcoming Master Plan project. All FaRM team members generally tended to support strong consideration of internally funding all upcoming projects and not seeking external funding for these projects. The Committee discussed the impact of internal vs. external funding and concluded that pending any significant changes in market conditions or interest rates, that the ACC should favor internal funding options.

F. Investment Portfolio Review

CFO Greenstein advised that he would like to schedule the next investment meeting with BlackRock during March. Chairperson Yennerell and Member Kirkman spoke to various investment alternatives to be considered as part of the 2018 Update to the ACC Investment Policy Document. Members of the Committee agreed that once BlackRock has made its recommendations, that the Committee would then consider modifications, if desirable, to the Investment Policy Document, for future consideration by the Board of Directors at either its April or May monthly Open Meeting.

G. December Financials and Accounts Receivable

Candidate Hirschberg asked about the ACC collection process with emphasis on the use of judicial foreclosure as a collection tool. CFO Greenstein provided a summary of the process and its success to-date. Chairperson Yennerell then led a deeper discussion into the preliminary December financial statements, with specific emphasis on declining program revenues at the Community Center and what general action steps were in place to hold down cost overruns as part of a focus to keep assessments stable for the future. Member Senn and Chairperson Yennerell spoke to the stability of the ACC Financial Statements and that their opinion of community stability negated the need for any near-term increases in annual ACC assessments, unless and until there was clear evidence of costing patterns which would support such an increase in the future.

OLD BUSINESS

- NONE

EXECUTIVE SESSION

- There was no executive session.

ADJOURNMENT

- There being no further business to discuss, the meeting adjourned at 2:45 pm

Respectfully Submitted,
Douglas Greenstein