

# OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

**Berger Auditorium – 6633 Oakmont Drive**

Wednesday, November 15, 2023 – 1:00 PM

## AGENDA

1. **CALL TO ORDER/DETERMINATION OF A QUORUM**
2. **ADOPT MEETING AGENDA**
3. **TIME-KEEPER / MINUTES – Dawn McFarland**
4. **CONSENT CALENDAR**
  - A. Approval of Minutes
    1. Approval of the October 17, 2023, Board of Directors Meeting Minutes
  - B. Long Range Planning Committee Chair Nomination – Rex Fuller
  - C. NODAs
5. **PRESIDENTS REPORT**
6. **SECRETARY’S EXECUTIVE MEETING SUMMARY**
7. **OTHER REPORTS**
  - A. Treasurer’s Report
  - B. Acceptance of the unaudited October 31, 2023, Operating and Reserve Account Financial Statements
  - C. OVPC Financial Statements of October 31, 2023
  - D. General Manager’s Report
  - E. Committee Reports
    - Oakmont Emergency Preparedness – Pat Barclay
    - Golf Advisory – Staff
    - Volunteer Resource – Bev Leve
    - Architectural – Burt Schraga
    - Welcome – Staff
8. **OPEN FORUM**
9. **UNFINISHED BUSINESS**
  - A. Deck Policy Revision (MN)
  - B. Painting Policy Revision (MN)
  - C. Central Complex Area, Community Feedback Summary (CA)

**10. NEW BUSINESS**

- A. Emergency Plan Contract (JN)

**REVIEW**

Items for Board review: Member correspondence; Committee Minutes; Other

**11. NEXT MEETINGS**

- A. Agenda Topics for December Meeting.
- B. The Next Board Meeting, December 19, 2023 (Pending Board confirmation due to holiday), Berger Auditorium and Zoom.

**12. ADJOURNMENT**

# OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

**Berger Auditorium – 6633 Oakmont Drive**

Tuesday, October 17, 2023 – 1:00 PM

## MINUTES

### 1. CALL TO ORDER/DETERMINATION OF A QUORUM

President Neufeld noted a forum and called the meeting to order at 1:04 pm.

#### **OFFICERS PRESENT**

Marianne Neufeld, President

Olga Ydrogo, Vice President

Iris Harrell, Secretary

Mark Randol, Director

David Dearden, Director

Steve Spillman, Director

Jeff Neuman, Director

#### **OTHERS PRESENT**

Elke Strunka, Treasurer

Christel Antone, GM

Dawn McFarland, EA

Nathan McGuire, Legal Counsel

### 2. ADOPT MEETING AGENDA

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** To approve the agenda as presented.

### 3. TIME-KEEPER / MINUTES – Dawn McFarland

### 4. CONSENT CALENDAR

A. Approval of Minutes

1. Approval of the September 19, 2023, Board of Directors Meeting Minutes

B. Firewise Resource Committee Member Additions

- Pat Parsons

C. Asian Pacific Heritage & Culture Club Approval

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** That the Board approves the consent calendar as presented.

5. **PRESIDENTS REPORT**

President Neufeld gave the president's report, which is available on the Association's website.

6. **SECRETARY'S EXECUTIVE MEETING SUMMARY**

Secretary Iris Harrell presented the secretary's executive meeting summary.

The Board met twice since the last board meeting, once October 4<sup>th</sup> to discuss one (1) contract item and two (2) legal items, and earlier today to discuss one (1) legal item and four (4) contract items.

7. **OTHER REPORTS**

- A. Treasurer's Report
- B. Acceptance of the unaudited September 30, 2023, Operating and Reserve Account Financial Statements

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** That the Board accepts the OVA September 30, 2023, treasurer's report, unaudited operating, and reserve account financial statement.

- C. OVPC Financial Statements of September 30, 2023
- D. General Manager's Report
- E. Committee Reports
  - Firewise Resource Committee – Dave Watts
  - Environmental Stewardship Committee – Lesli Lee

8. **OPEN FORUM**

President Neufeld announced the open forum and asked members to submit their questions to [askOVA@oakmontvillage.com](mailto:askOVA@oakmontvillage.com) and were invited to speak in person.

9. **UNFINISHED BUSINESS**

- A. KLD Traffic Study Update

An update on this item was included in the general manager's report.

- B. Fence Policy Revision

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approves and adopts the Architectural Committee's Fence Policy effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new policy by posting said Fence Policy on the Berger bulletin board within 15 days of adoption.

- C. Deck Policy Revision

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approved the revised Deck Policy (in concept) as recommended by the Architectural Committee, to be posted on the Berger bulletin board and included in OVA's Eblast as soon as practicable to allow 28-day review by members of the Association, according to Civil Code 4360.

D. 2024 Election Rules

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approves and adopts the 2024 Election Rules effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new rules by mailing them with the 2024 election package in late March 2024. The policy will also be available on the association's website.

10. **NEW BUSINESS**

A. Painting Policy Revision

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approved the revised Painting Policy (in concept) as recommended by the Architectural Committee, to be posted on the Berger bulletin board and included in OVA's Eblast as soon as practicable to allow 28-day review by members of the Association, according to Civil Code 4360.

B. CPA Engagement Letter

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approved the CPA Engagement Letter to complete the Y/E annual audit and tax return with Mueller & Strosberg, LLP in the amount of \$8,500 for the OVA Y/E audit, taxes, property tax return and depreciation schedules, and the Y/E tax return for Oakmont Village Property Corporation.

C. 2024 Budget Approval

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** The Board approves the 2024 Pro-Forma budget, increasing assessments levied monthly from \$113 to \$125 as recommended.

D. Archilogix Central Complex

A motion was made, seconded, the motion failed with 3 votes for and 4 votes against.

E. Central Complex Parking Study

A motion was made, seconded, the motion failed with 3 votes for and 4 votes against.

**REVIEW**

Items for Board review: Member correspondence; Committee Minutes; Other

**11. NEXT MEETINGS**

A. Agenda Topics for November Meeting.

- Consider changing November meeting to November 15<sup>th</sup> due to the Thanksgiving holiday being just two days after the regularly scheduled board meeting.

B. The Next Board Meeting, November 21, 2023, Berger Auditorium and Zoom.

**12. ADJOURNMENT**

A motion was made, seconded, and approved 7 – 0.

**RESOLVED:** To adjourn the meeting at 3:26 pm.

**ATTEST**

I certify that the preceding is a real and correct copy of the minutes as approved by the Board of Directors.

\_\_\_\_\_  
Iris Harrell, Secretary

\_\_\_\_\_  
Date

**Chairperson Nomination  
Long Range Planning Committee**

**Person Submitting:** Dawn McFarland

**Date Submitted:** November 15, 2023

**Resolution Content:**

**Whereas**, the Oakmont Long Range Planning Committee (LRPC) has been long recognized as an Oakmont Committee, designated by the board of directors and,

Whereas, the charter of the LRPC states that the board must approve their nomination of a committee chair, and

Whereas, Rex Fuller has expressed interest in becoming the committee chair, and

Whereas, Mr. Fuller has received a nomination from Liz Lefson, Vice-chair of the LRPC,

**Be it Resolved**, Oakmont resident Rex Fuller is appointed by the OVA Board of Directors as a chairperson of the Long Range Planning Committee.

**Fiscal Impact:** None

**Documents Attached:** Submitted biography.

Oakmont Village Association  
Long Range Planning Committee

November 6, 2023

Oakmont Village Association

President of the Board of Directors Marianne Neufeld:

At its meeting on November 6, 2023, the Long Range Planning Committee nominated Rex Fuller to be Chairperson of the committee. The committee is requesting that the Board make the appointment per this nomination.

Sincerely,

Elizabeth Lefson

Vice-chairperson



## REX D. FULLER

Home Address:

### ADMINISTRATIVE EXPERIENCE:

#### ***President, Western Oregon University, July 1, 2015 –July 2021***

Responsibilities: The President is WOU's Chief Executive Officer. He/she is responsible for the general administration of all day-to-day operations, for the interrelation of the Board and the University's internal affairs. He/she sits on the Board as an ex-officio member without vote and attends all regular meetings of the Board and its committees.

The President initiates and oversees all internal strategic, academic, physical-plant, programmatic, personnel, and fiscal planning. He/she is responsible for presenting the image and programs of the University to the general public and accreditors and for efforts to advance the quality and fortunes of the institution, as well as for ensuring competent, ethical performance on the part of all University personnel.

Key Achievements: Developed WOU Salem campus in state capitol to serve working professionals; oversight for two new campus buildings and remodel of three buildings; revamped governance process with newly created Board of Trustees; developed key bargaining strategies for the faculty contract in three separate bargaining sessions over six years; initiated comprehensive review of general education; led reaccreditation efforts for the Northwest Commission on Colleges and Universities; and led development of a dual admission programs with several community colleges.

#### ***Provost and Vice President for Academic Affairs, Eastern Washington University, January 1, 2011 – June 30, 2015. Interim Provost and Vice President for Academic Affairs, Eastern Washington University, July 1, 2010 – December 31, 2010***

Responsibilities: The Provost is the chief academic officer of the university and is responsible for long-term academic planning. EWU operates multiple programs at four Washington locations, Cheney, Spokane, Longview, and Bellevue. The campus also has selected programs at several other sites, partnering with community colleges. As Provost, I report directly to the President and participate in the President's Executive Committee and Cabinet. The six academic deans reported to me as do many additional unit leaders. The Academic Affairs division includes the colleges, JFK Libraries, off-campus programs, distance education, international programs, institutional research, graduate programs, grants, and, student success and retention. As Provost, I also report to the Board of Trustees through its Academic Affairs liaison. Currently, Academic Affairs is leading two new initiatives related to student success and distance education. In these vital initiatives I work with other divisions, Student Affairs and Information Technology, to develop programs that will improve student success.

***Key Achievements:*** Developed new college proposal, the College of Health Science and Public Health, which was created in March 2014; developed key bargaining strategies for the current faculty contract, which was negotiated in summer 2013; initiated development of innovative student success programs, including the Learning Commons, summer bridge program, and the Student Success and Retention Committee; worked with faculty to develop the Master in Public Health; initiated comprehensive review of general education (scheduled to be completed in 2015); led reaccreditation efforts for the Northwest Commission on Colleges and Universities; completed reorganization from six to four colleges and administrative restructuring in 2010; completed program review of low enrollment graduate programs; reorganized the Division of International and Extended Education into the Office of Global Initiatives and EWU Extended Campus; worked with EWU Extended Campus to establish programs at Lower Columbia College; established the Institute for Community Engagement; and led development of a dual admission program with Spokane Community Colleges.

***Executive Dean, Eastern Washington University—Spokane, July 2008 – June 2012.***

***Responsibilities:*** Coordination of academic programs at EWU—Spokane. The campus is home to the College of Business and Public Administration and EWU’s health programs, as well as specialized programs that serve the urban market. In this capacity, I reported periodically to the Board of Trustees and served on the President’s Executive Committee. The professional focus of programs at Riverpoint serves the workforce needs of the greater inland northwest.

***Key Achievements:*** Improved campus safety by adding additional pedestrian zones, updated the academic plan that was approved the Board of Trustees, relocated the Masters of Social Work program to the campus, worked with the community colleges to improve transfer options.

***Dean and Professor of Public Administration, College of Business and Public Administration, Eastern Washington University, November 2006-June 2010.***

***Responsibilities:*** All matters pertaining to the college’s undergraduate and graduate programs. These included accreditation in business and urban and regional planning, alumni relations, budget, program development, personnel and external fund raising.

***Key Achievements:*** Led successful reaccreditation for AACSB and the Planning Accreditation Board; established \$100,000 scholarship program for transfer students from the Community Colleges of Spokane; developed new program in health information technology; rejuvenated the “east-side” Advisory Board for the College; established a Seattle based advisory board for the College; increased annual fund drive results from special events and annual fund.

***Dean, Hasan School of Business, Colorado State University—Pueblo, 2000-2006.***

*Responsibilities:* All matters pertaining to the college's undergraduate and graduate programs. These included AACSB accreditation, alumni relations, budget, curriculum, external fund raising, personnel, planning, and program development. Primary responsibility for the MBA program.

*Key achievements:* Led School of Business through successful initial accreditation process for AACSB International; co-authored University Strategic Plan; increased student enrollment in the School of Business during a period when the university was experiencing significant enrollment decline; increased external funding; upgraded classroom learning technologies; secured external funding for the Healy Center for Business and Economic Studies; revised undergraduate programs to address state mandated 120 credit requirement; modified MBA program to address needs of working professionals; and, established a successful lecture series using prominent business leaders.

***Dean, College of Business Administration, University of Wisconsin—La Crosse, 1990-2000.***

*Responsibilities:* All matters pertaining to the college's undergraduate and graduate programs. These included AACSB accreditation, alumni relations, budget, curriculum, external fund raising, personnel, planning, and program development.

*Key achievements:* Expanded international exchanges; increased external funding; developed on-line consortium MBA; revised the core curriculum; created one of the first articulation agreements in the state with Western Wisconsin Technical College; established bi-annual alumni publication; reestablished an Executive Lecture series; led successful AACSB reaccreditation; and established a community Board of Advisors.

***Associate Dean and MBA Director, College of Business Administration, University of Wisconsin-La Crosse, 1988-90 and Interim Associate Dean 1985-88.***

*Responsibilities:* Management of the MBA program including admissions, recruitment, retention and advising for MBA students.

*Key achievements:* Working in conjunction with the dean, had major responsibilities in matters pertaining to AACSB accreditation.

**UNIVERSITY AND PROFESSIONAL SERVICE ACTIVITIES:**

Western Oregon University

Board of Trustees initiatives. Developed a process and time table for a strategic plan. The new Strategic Plan will also develop a set of "dashboard" indicators for on-going use by the Board and University. These measures include: retention rates, graduation rates, measures on diversity, low-income, and degrees granted.

Oregon Council of Presidents (OCOP): member of the COP as the primary interface between the public universities, the Higher Education Coordinating Commission, and the legislature. WOU hosts OCOP and be responsible for coordinating the OCOP meetings in 2016-17

#### Eastern Washington University

Board of Trustees initiatives. Developed set of “dashboard” indicators for on-going use by the Board and University. These measures include: retention rates, graduation rates, measures on diversity, low-income, and degrees granted.

Legislative initiatives. Testified before House and Senate higher education committees on the impact of budget changes for EWU. Worked with Institutional Research and the President’s executive team to develop EWU’s performance plan metrics and criteria.

Council of Presidents (COP): member of the Inter-institutional Committee of Academic Officers (ICAO). ICAO meets several times per quarter to plan responses to the higher education initiatives in the state of Washington. These include legislative and Washington Student Achievement Council (WSAC)—formerly the Higher Education Coordinating Board.

Higher Education Coordinating Board, Strategic Master Plan Update, 2011-12. Served as one of two representatives for provosts from public higher education institutions on the committee. Work of the committee led to “seven steps to more successful higher education outcomes” for Washington.

Northwest Commission on Colleges and Universities (NWCCU): trained as an accreditation reviewer and led development of EWU’s accreditation reports. NWCCU has a seven-year cycle with key reports in years 1, 3, 5, and 7 of the cycle. In effect the process calls for a continuous cycle of working groups related to providing evidence of meeting the accreditation requirements.

American Council for Education (ACE): founding member of the Association of Chief Academic Officers (ACAO) and member of Board of Directors (2014-15). This group was established with the assistance of ACE and will meet with ACE at its annual meetings. ACAO is designed to provide a forum for leadership on academic issues related to the larger work of ACE. Serve on the Bylaws committee and ad hoc executive director search committee.

#### Association to Advance Collegiate Schools of Business; AACSB International – activities:

AACSB, Member of Pre-Accreditation Committee, 2009-12. PAC reviews all applications for schools seeking accreditation. Assigned as liaison for schools in candidacy.

AACSB Board of Directors, elected to represent non-accredited schools for 2003-06. Member of Bylaws Committee and Alliance for Management Education task force.

Board of Directors and Secretary, AACSB Midwest Deans Association, 2002-03 and 2003-04.

Chair, Accreditation Peer Review Team: Clarion University of Pennsylvania, Western Kentucky University, Union College, (Schenectady, NY), University of Minnesota-Duluth, and University of Southern Maine.

Accreditation Team Member: University of Tennessee-Martin, Central Missouri State University, Clarion University of Pennsylvania, Western Kentucky University, California State University—Bakersfield, Union College, and University of Minnesota-Duluth, University of Wisconsin—River Falls, West Chester University, CSU-San Bernardino.

Board Member and Executive Committee, Mid-Continent AACSB Deans Association, 1997-98 and 1998-99.

**EDUCATION:**

Harvard University, Graduate School of Education, Institute for Education Management (IEM) -- 1993

University of Utah  
Ph.D., Economics -- 1982

Dissertation: "Higher Educational Policy and the Determinants of Earnings." Major Fields of Study: Labor Economics, Public Finance, and Industrial Organization

California State University, Chico  
B.A., Public Administration -- 1975

**REFERENCES: available upon request**

**OVA FINANCIAL SUMMARY**  
**Ten(10) Months Ending October 31, 2023**

1 YEAR-TO-DATE OPERATING FUND INCOME AND EXPENSES	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
<b>Income</b> <i>(Net of fund trsf)</i>				
Operating Revenue	\$ 3,711,426	\$ 3,734,731	\$ (23,305)	\$ 4,481,680
Miscellaneous	\$ 93,922	\$ 92,500	\$ 1,422	\$ 111,000
<b>Total Income</b>	<b>\$ 3,805,348</b>	<b>\$ 3,827,231</b>	<b>\$ (21,883)</b>	<b>\$ 4,592,680</b>
<b>Expenses</b>				
Admin	\$ 918,133	\$ 818,417	\$ 99,716	\$ 982,100
Payroll	\$ 1,271,425	\$ 1,463,730	\$ (192,305)	\$ 1,756,480
Repairs and Maintenance	\$ 560,799	\$ 591,667	\$ (30,868)	\$ 710,000
Community Bus	\$ 73,800	\$ 72,500	\$ 1,300	\$ 87,000
Patrol & Fire Systems	\$ 26,592	\$ 31,667	\$ (5,075)	\$ 38,000
Utilities	\$ 354,551	\$ 365,917	\$ (11,366)	\$ 439,100
Golf Social Membership	\$ 398,565	\$ 400,000	\$ (1,435)	\$ 480,000
Contingency	\$ -	\$ 83,333	\$ (83,333)	\$ 100,000
<b>Total Expenses</b>	<b>\$ 3,603,865</b>	<b>\$ 3,827,231</b>	<b>\$ (223,366)</b>	<b>\$ 4,592,680</b>
<b>Net Income (Loss)</b>	<b>\$ 201,483</b>	<b>\$ -</b>	<b>\$ 201,483</b>	<b>\$ -</b>

2 YEAR-TO DATE CONTRIBUTIONS TO RESERVE FUNDS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Total</u>
Asset Replacement Fund	\$ 750,000	\$ 750,000	\$ -	\$ 900,000
ARF Insurance Refund	\$ 10,000	\$ -	\$ 10,000	\$ -
ARF Interest Earned	\$ 42,798	\$ -	\$ 42,798	\$ -
Capital Improvement Fund	\$ 833,840	\$ 833,840	\$ -	\$ 1,000,000
<b>Total Fund Contributions</b>	<b>\$ 1,636,638</b>	<b>\$ 1,583,840</b>	<b>\$ 52,798</b>	<b>\$ 1,900,000</b>

3 YEAR-TO-DATE EXPENDITURES FROM RESERVE FUNDS:	
Asset Replacement Fund	\$ 432,644
Capital Improvement Fund - Debt Service	\$ 520,947
Capital Improvement Fund - Other	\$ 59,400
<b>Total Fund Expenditures</b>	<b>\$ 1,012,991</b>

4 YEAR-TO-DATE OVPC (GOLF COURSE) EXPENDITURES	
Operating Loss to Date	\$2,842
	<u>\$2,842</u>

5 CASH & INVESTMENTS:	
Operating Fund	\$ 829,820
Asset Replacement Fund	\$ 4,420,214
Capital Improvement Fund	\$ 915,103
OVPC (Golf Course)	\$ 3,130
<b>Total Cash &amp; Investments</b>	<b>\$ 6,168,267</b>
<b>6 Current CIF Loan Balance</b>	<b>\$ 5,622,204</b>

Prepared by: Elke Strunka, 11/9/2023

# Oakmont Village Association

## Balance Sheet as of 10/31/2023

<b>Assets</b>	<b>Operating</b>	<b>ARF</b>	<b>CIF</b>	<b>Total</b>
<b>Operating Fund Assets</b>				
10100 - FCB Operating Checking/ICS	\$800,175.15			\$800,175.15
10158 - Umpqua OVA Office Checking	\$29,544.69			\$29,544.69
10180 - OVA Office Cash Box	\$100.00			\$100.00
10300 - Owners' Accounts Receivable	\$38,109.70			\$38,109.70
10310 - Allowance for Bad Debt	(\$10,673.93)			(\$10,673.93)
10329 - Credit Memo	\$267.51			\$267.51
10502 - Volunteer Policy 1/1/23-24	\$50.00			\$50.00
10503 - Boiler & Machinery Policy 1/1/23-24	\$243.80			\$243.80
10505 - Cyber Policy 1/1/23-24	\$210.81			\$210.81
10507 - Vehicle Policy 1/1/23-24	\$339.50			\$339.50
10508 - D&O Policy 1/1/23-24	\$5,675.00			\$5,675.00
10509 - Fiduciary Policy 1/1/23-24	\$79.50			\$79.50
10510 - Property/GL Policy 1/1/23-24	\$72,171.91			\$72,171.91
10511 - Umbrella Policy 1/1/23-24	\$9,933.84			\$9,933.84
10513 - Fidelity Policy 6/1/23-24	\$3,973.10			\$3,973.10
10514 - EQ Policy 1/1/23-24	\$17,076.24			\$17,076.24
10517 - Movie License 10/26/23-24	\$6,681.33			\$6,681.33
10519 - Music License 12/1/22-23	\$127.85			\$127.85
10520 - Land Lease 8/1/23-24	\$2,291.22			\$2,291.22
10521 - DOT Security Deposit	\$2,630.00			\$2,630.00
10530 - OVA Office Security Deposits	\$5,354.40			\$5,354.40
10543 - Prepaid Night Patrol (1 Mo.)	\$1,500.00			\$1,500.00
<b>Total Operating Fund Assets</b>	<b>\$985,861.62</b>			<b>\$985,861.62</b>
<b>Asset Replacement Fund Assets (ARF)</b>				
12015 - FCB ARF Checking/ICS		\$1,120,134.33		\$1,120,134.33

# Oakmont Village Association

## Balance Sheet as of 10/31/2023

12025 - FCB CDARS 7/11/24 4% 12M	\$133,666.68	\$133,666.68
12030 - Merrill Lynch ARF Investments	\$10,890.35	\$10,890.35
12031 - ML CD 2/2/24 4.75% 12mos	\$238,000.00	\$238,000.00
12032 - ML CD 8/14/24 5.3% 12mos	\$237,000.00	\$237,000.00
12033 - ML CD 8/15/24 5.25% 12mos	\$237,000.00	\$237,000.00
12035 - ML CD 8/15/24 5.3% 12mos	\$237,000.00	\$237,000.00
12036 - ML CD 8/15/24 5.25% 12mos	\$237,000.00	\$237,000.00
12037 - ML CD 2/9/24 4.75% 12mos	\$238,000.00	\$238,000.00
12038 - ML CD 2/9/24 4.65% 12mos	\$238,000.00	\$238,000.00
12039 - ML CD 2/9/24 4.75% 12mos	\$238,000.00	\$238,000.00
12040 - ML T-Bill 9-5-24	\$499,201.50	\$499,201.50
12041 - ML T-Bill 3-21-24	\$499,754.34	\$499,754.34
12050 - Umpqua CD 11/6/23 2.75% 13m (Q)	\$256,568.05	\$256,568.05
12110 - Fixed Asset - Land	\$370,604.00	\$370,604.00
12120 - Fixed Asset - Buildings & Improvements	\$11,803,258.00	\$11,803,258.00
12130 - Fixed Asset - Furniture & Equipment	\$819,482.73	\$819,482.73
12140 - Fixed Asset - Property, Plant & Equip	\$95,525.00	\$95,525.00
12190 - Accumulated Depreciation	(\$6,779,925.50)	(\$6,779,925.50)
<b>Total Asset Replacement Fund Assets (ARF)</b>	<b>\$10,729,159.48</b>	<b>\$10,729,159.48</b>

### Capital Improvement Fund Assets (CIF)

13014 - Luther Burbank CIF MM	\$10,342.93	\$10,342.93
13020 - FCB CIF Checking/ICS	\$904,760.10	\$904,760.10
13046 - Investment in OVPC	\$6,767,765.92	\$6,767,765.92
13049 - Accumulated Depreciation	(\$186,019.00)	(\$186,019.00)
13050 - Fixed Asset - Buildings & Improvements	\$1,877,399.00	\$1,877,399.00



# Oakmont Village Association

## Balance Sheet as of 10/31/2023

Liabilities / Equity	Operating	ARF	CIF	Total
<b>Total Capital Improvement Fund Assets (CIF)</b>				
			<b>\$9,374,248.95</b>	<b>\$9,374,248.95</b>
<b>Total Assets</b>	<b>\$985,861.62</b>	<b>\$10,729,159.48</b>	<b>\$9,374,248.95</b>	<b>\$21,089,270.05</b>
<b>Liabilities</b>				
20000 - Prepaid Assessments	\$315,638.68			\$315,638.68
20210 - Accounts Payable	\$58,617.11	\$35,997.25		\$94,614.36
20220 - Accrued Operating Expense	\$31,995.00			\$31,995.00
20229 - Credit Memo	\$267.51			\$267.51
20235 - Accrued Vacation - Admin.	\$32,767.72			\$32,767.72
20236 - Accrued Vacation - Maint.	\$21,043.43			\$21,043.43
20290 - Service Appreciation Fund	\$2,275.00			\$2,275.00
26040 - CIF First Citizens Loan 4.05% 1/23/35			\$5,622,203.79	\$5,622,203.79
<b>Total Liabilities</b>	<b>\$462,604.45</b>	<b>\$35,997.25</b>	<b>\$5,622,203.79</b>	<b>\$6,120,805.49</b>
<b>Fund Balances</b>				
36400 - Beginning Balance - ARF Fixed Assets		\$7,620,347.23		\$7,620,347.23
36850 - Beginning Balance - CIF Fixed Assets			\$1,755,289.00	\$1,755,289.00
37010 - Prior Year Fund Balance	\$321,773.82	\$2,992,665.78	\$1,417,001.49	\$4,731,441.09
37011 - Current Year Net Income (Loss)	\$201,483.35	\$80,149.22	\$579,754.67	\$861,387.24
<b>Total Fund Balances</b>	<b>\$523,257.17</b>	<b>\$10,693,162.23</b>	<b>\$3,752,045.16</b>	<b>\$14,968,464.56</b>
<b>Total Liabilities / Equity</b>	<b>\$985,861.62</b>	<b>\$10,729,159.48</b>	<b>\$9,374,248.95</b>	<b>\$21,089,270.05</b>

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessments &amp; Banking</b>							
41010 - Owners' Assessments	529,394.96	531,807.08	(2,412.12)	5,285,100.56	5,318,070.80	(32,970.24)	6,381,685.00
41011 - (Waived Fire Assessments)	(113.00)	-	(113.00)	(1,787.00)	-	(1,787.00)	-
41020 - Late Charges Billed	575.64	-	575.64	7,041.56	-	7,041.56	-
41040 - Interest Billed	64.49	-	64.49	1,272.03	-	1,272.03	-
41060 - Operations Interest Earned	404.56	-	404.56	3,138.67	-	3,138.67	-
<b>Total Assessments &amp; Banking</b>	<b>530,326.65</b>	<b>531,807.08</b>	<b>(1,480.43)</b>	<b>5,294,765.82</b>	<b>5,318,070.80</b>	<b>(23,304.98)</b>	<b>6,381,685.00</b>
<b>Miscellaneous</b>							
43920 - New Member Fees	2,800.00	7,833.33	(5,033.33)	51,400.00	78,333.30	(26,933.30)	94,000.00
43925 - Owner Facility Use Cards	1,125.00	1,250.00	(125.00)	9,425.00	12,500.00	(3,075.00)	15,000.00
43926 - Guest Facility Use Cards	25.00	166.67	(141.67)	1,525.00	1,666.70	(141.70)	2,000.00
43927 - Ball Court Keys	12.00	-	12.00	114.00	-	114.00	-
43940 - Facility Rental Fees	375.00	-	375.00	5,750.00	-	5,750.00	-
43942 - Piano Tuning	-	-	-	510.00	-	510.00	-
43946 - Gas Shutoff Wrenches	11.00	-	11.00	99.00	-	99.00	-
43949 - Utility Credits	-	-	-	76.78	-	76.78	-
43950 - Locker Rental	120.00	-	120.00	1,065.00	-	1,065.00	-
43955 - Credit Card Transactions	(389.00)	-	(389.00)	(75.00)	-	(75.00)	-
43960 - Event Ticket Sales	2,130.00	-	2,130.00	21,983.00	-	21,983.00	-
43980 - Newsletter Revenue	150.00	-	150.00	1,500.00	-	1,500.00	-
43990 - Misc. Social Revenue / Expense	-	-	-	125.00	-	125.00	-
44000 - Other Miscellaneous Revenue	-	-	-	424.00	-	424.00	-
<b>Total Miscellaneous</b>	<b>6,359.00</b>	<b>9,250.00</b>	<b>(2,891.00)</b>	<b>93,921.78</b>	<b>92,500.00</b>	<b>1,421.78</b>	<b>111,000.00</b>
<b>Transfers to Reserves</b>							
49010 - (CIF Funding)	(83,334.00)	(83,334.00)	-	(833,340.00)	(833,340.00)	-	(1,000,008.00)
49030 - (ARF Funding)	(75,000.00)	(75,000.00)	-	(750,000.00)	(750,000.00)	-	(900,000.00)
<b>Total Transfers to Reserves</b>	<b>(158,334.00)</b>	<b>(158,334.00)</b>	<b>-</b>	<b>(1,583,340.00)</b>	<b>(1,583,340.00)</b>	<b>-</b>	<b>(1,900,008.00)</b>
<b>Total Income</b>	<b>378,351.65</b>	<b>382,723.08</b>	<b>(4,371.43)</b>	<b>3,805,347.60</b>	<b>3,827,230.80</b>	<b>(21,883.20)</b>	<b>4,592,677.00</b>

## Operating Expense

### Administration

50000 - Fiduciary Policy	39.75	41.67	1.92	397.50	416.70	19.20	500.00
50004 - Volunteer Policy	25.00	25.00	-	260.50	250.00	(10.50)	300.00
50005 - Vehicle Policy	169.75	166.67	(3.08)	1,697.50	1,666.70	(30.80)	2,000.00
50006 - EQ Policy	8,538.15	8,666.67	128.52	85,381.50	86,666.70	1,285.20	104,000.00
50007 - D&O Policy	2,837.50	2,916.67	79.17	28,375.00	29,166.70	791.70	35,000.00
50008 - Fidelity Policy	567.58	708.33	140.75	6,516.65	7,083.30	566.65	8,500.00
50009 - Umbrella Policy	4,966.91	4,166.67	(800.24)	49,669.10	41,666.70	(8,002.40)	50,000.00
50010 - Package Policy	36,205.37	12,083.33	(24,122.04)	362,053.70	120,833.30	(241,220.40)	145,000.00
50011 - Cyber Policy	105.38	100.00	(5.38)	1,053.80	1,000.00	(53.80)	1,200.00

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50012 - Postage & Shipping	927.78	3,333.33	2,405.55	19,307.31	33,333.30	14,025.99	40,000.00
50014 - Copies & Printing	614.48	2,083.33	1,468.85	23,646.48	20,833.30	(2,813.18)	25,000.00
50016 - Office Supplies & Services	867.35	1,333.33	465.98	9,874.38	13,333.30	3,458.92	16,000.00
50018 - Office Furnishings & Equipment	4,112.75	833.33	(3,279.42)	9,398.58	8,333.30	(1,065.28)	10,000.00
50021 - Banking, Late & Service Fees	135.95	125.00	(10.95)	1,370.09	1,250.00	(120.09)	1,500.00
50022 - CPA Services	-	1,000.00	1,000.00	8,545.00	10,000.00	1,455.00	12,000.00
50024 - Permits, Certifications & Fees	-	1,000.00	1,000.00	12,815.13	10,000.00	(2,815.13)	12,000.00
50025 - Movie & Music Licensing	669.88	833.33	163.45	7,052.68	8,333.30	1,280.62	10,000.00
50030 - Financial Management Contract	4,831.73	5,000.00	168.27	48,291.19	50,000.00	1,708.81	60,000.00
50034 - Misc. Financial Services	100.00	191.67	91.67	1,875.00	1,916.70	41.70	2,300.00
50036 - IT Services & Software	7,645.79	2,750.00	(4,895.79)	37,607.41	27,500.00	(10,107.41)	33,000.00
50037 - Meetings & BOD Supplies	178.08	208.33	30.25	2,918.02	2,083.30	(834.72)	2,500.00
50038 - Professional Services	11,840.50	6,666.67	(5,173.83)	49,634.98	66,666.70	17,031.72	80,000.00
50039 - Scheduling Software	-	250.00	250.00	2,351.81	2,500.00	148.19	3,000.00
50040 - Legal Services - General	1,890.50	6,250.00	4,359.50	25,070.48	62,500.00	37,429.52	75,000.00
50042 - Memberships & Publications	-	250.00	250.00	1,932.53	2,500.00	567.47	3,000.00
50043 - Budget & Reserve Studies	-	83.33	83.33	-	833.30	833.30	1,000.00
50044 - Oakmont 2030	84.48	4,166.67	4,082.19	3,771.19	41,666.70	37,895.51	50,000.00
50047 - Front Entrance Land Lease	254.58	233.33	(21.25)	2,297.93	2,333.30	35.37	2,800.00
50048 - Office Rent	7,287.32	7,166.67	(120.65)	71,386.96	71,666.70	279.74	86,000.00
50049 - Storage Rentals	476.00	375.00	(101.00)	4,256.00	3,750.00	(506.00)	4,500.00
50062 - Mileage & Relocations	128.38	250.00	121.62	1,077.54	2,500.00	1,422.46	3,000.00
50064 - Staff Education & Certs	-	333.33	333.33	810.58	3,333.30	2,522.72	4,000.00
50070 - Employee Screenings	130.00	166.67	36.67	2,494.00	1,666.70	(827.30)	2,000.00
50090 - Administrative Incidentals	272.83	166.67	(106.16)	4,128.99	1,666.70	(2,462.29)	2,000.00
50099 - Community Social Activities	57.65	2,916.67	2,859.02	23,513.00	29,166.70	5,653.70	35,000.00
50120 - Website Services	5,227.28	5,000.00	(227.28)	7,301.02	50,000.00	42,698.98	60,000.00
<b>Total Administration</b>	<b>101,188.70</b>	<b>81,841.67</b>	<b>(19,347.03)</b>	<b>918,133.53</b>	<b>818,416.70</b>	<b>(99,716.83)</b>	<b>982,100.00</b>
<b>Payroll</b>							
50200 - Salaries - Administrative	52,376.89	55,500.00	3,123.11	511,000.07	555,000.00	43,999.93	666,000.00
50211 - W/C Insurance - Admin.	245.59	717.50	471.91	1,440.88	7,175.00	5,734.12	8,610.00
50212 - Employee Benefits - Admin.	9,730.84	8,333.33	(1,397.51)	96,509.93	83,333.30	(13,176.63)	100,000.00
50213 - Pension Plan - Admin.	1,535.75	1,916.67	380.92	15,939.93	19,166.70	3,226.77	23,000.00
50220 - Salaries - Maintenance	39,644.96	50,666.67	11,021.71	404,008.77	506,666.70	102,657.93	608,000.00
50231 - W/C Insurance - Maint.	2,504.04	2,362.50	(141.54)	13,028.44	23,625.00	10,596.56	28,350.00
50232 - Employee Benefits - Maint.	11,045.60	10,666.67	(378.93)	85,447.14	106,666.70	21,219.56	128,000.00
50233 - Pension Plan - Maint.	701.76	1,333.33	631.57	9,172.45	13,333.30	4,160.85	16,000.00
50242 - Salaries - Temp. Maint.	-	-	-	43,220.32	-	(43,220.32)	-
50243 - Salaries - Seasonal Pool Staff	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
50250 - Employer Payroll Taxes	6,868.03	9,012.50	2,144.47	72,030.66	90,125.00	18,094.34	108,150.00
50260 - Payroll Processing	492.85	656.25	163.40	4,985.20	6,562.50	1,577.30	7,875.00
50270 - Work Apparel & Safety Gear	2,029.13	1,666.67	(362.46)	9,547.32	16,666.70	7,119.38	20,000.00

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50280 - Service Appreciation	257.25	2,708.33	2,451.08	5,091.43	27,083.30	21,991.87	32,500.00
<b>Total Payroll</b>	<b>127,432.69</b>	<b>146,373.75</b>	<b>18,941.06</b>	<b>1,271,422.54</b>	<b>1,463,737.50</b>	<b>192,314.96</b>	<b>1,756,485.00</b>
<b>Custodial &amp; Maintenance</b>							
51011 - Custodial Supplies & Services	3,319.35	2,583.33	(736.02)	23,620.49	25,833.30	2,212.81	31,000.00
51012 - OEPC Equipment	194.51	416.67	222.16	2,547.35	4,166.70	1,619.35	5,000.00
51014 - Golf Parcel Maintenance	-	-	-	33,975.00	-	(33,975.00)	-
51015 - Common Area Maintenance	544.77	5,416.67	4,871.90	24,972.54	54,166.70	29,194.16	65,000.00
51016 - Lighting & Electrical Maint.	2,444.90	1,000.00	(1,444.90)	16,998.88	10,000.00	(6,998.88)	12,000.00
51017 - Pest Control	270.00	500.00	230.00	3,590.00	5,000.00	1,410.00	6,000.00
51018 - Floors, Upholstery & Blinds	-	333.33	333.33	1,542.91	3,333.30	1,790.39	4,000.00
51020-01 - HVAC Contract - BRG	621.00	166.67	(454.33)	1,553.00	1,666.70	113.70	2,000.00
51020-02 - HVAC Contract - CAC	621.34	166.67	(454.67)	1,553.34	1,666.70	113.36	2,000.00
51020-03 - HVAC Contract - WRC	621.33	166.67	(454.66)	1,553.33	1,666.70	113.37	2,000.00
51020-04 - HVAC Contract - ERC	621.33	166.67	(454.66)	1,553.33	1,666.70	113.37	2,000.00
51021-01 - HVAC Repairs - BRG	258.50	416.67	158.17	1,507.26	4,166.70	2,659.44	5,000.00
51021-02 - HVAC Repairs - CAC	735.00	416.67	(318.33)	735.00	4,166.70	3,431.70	5,000.00
51021-03 - HVAC Repairs - WRC	1,090.25	166.67	(923.58)	1,090.25	1,666.70	576.45	2,000.00
51021-04 - HVAC Repairs - ERC	735.00	166.67	(568.33)	1,084.25	1,666.70	582.45	2,000.00
51022 - Plumbing Maintenance	814.55	416.67	(397.88)	4,323.91	4,166.70	(157.21)	5,000.00
51030 - A/V Equipment	203.72	416.67	212.95	5,017.57	4,166.70	(850.87)	5,000.00
51040 - Access Control - Gates & Doors	502.12	833.33	331.21	7,041.96	8,333.30	1,291.34	10,000.00
51050 - Leak Mitigation & Repair	-	166.67	166.67	1,295.00	1,666.70	371.70	2,000.00
51090 - Gasoline & Vehicle Maintenance	284.65	583.33	298.68	3,404.71	5,833.30	2,428.59	7,000.00
51091 - Generator Maintenance	-	666.67	666.67	426.27	6,666.70	6,240.43	8,000.00
<b>Total Custodial &amp; Maintenance</b>	<b>13,882.32</b>	<b>15,166.70</b>	<b>1,284.38</b>	<b>139,386.35</b>	<b>151,667.00</b>	<b>12,280.65</b>	<b>182,000.00</b>
<b>Grounds Common Areas</b>							
51210 - Landscape Maintenance	4,540.88	4,333.33	(207.55)	42,248.66	43,333.30	1,084.64	52,000.00
51212 - Misc. Landscape & Greenery	10,263.78	4,166.67	(6,097.11)	87,788.32	41,666.70	(46,121.62)	50,000.00
51214 - Irrigation Maintenance	2,661.27	2,500.00	(161.27)	17,877.19	25,000.00	7,122.81	30,000.00
51218 - Tree Maintenance	11,488.00	10,000.00	(1,488.00)	52,092.19	100,000.00	47,907.81	120,000.00
51220 - Fire Danger Mitigation	1,790.00	13,333.33	11,543.33	87,912.06	133,333.30	45,421.24	160,000.00
<b>Total Grounds Common Areas</b>	<b>30,743.93</b>	<b>34,333.33</b>	<b>3,589.40</b>	<b>287,918.42</b>	<b>343,333.30</b>	<b>55,414.88</b>	<b>412,000.00</b>
<b>Recreation</b>							
53020 - Pool & Spa Supplies	4,800.31	2,500.00	(2,300.31)	10,205.01	25,000.00	14,794.99	30,000.00
53020-02 - Misc. Pool & Spa Repairs - CAC	2,931.17	416.67	(2,514.50)	27,273.74	4,166.70	(23,107.04)	5,000.00
53020-03 - Misc. Pool & Spa Repairs - WRC	1,966.41	416.67	(1,549.74)	14,580.24	4,166.70	(10,413.54)	5,000.00
53020-04 - Misc. Pool & Spa Repairs - ERC	2,313.22	416.67	(1,896.55)	18,827.11	4,166.70	(14,660.41)	5,000.00
53030 - Pond Maintenance	781.00	833.33	52.33	10,182.70	8,333.30	(1,849.40)	10,000.00
53040 - Fitness Maintenance & Training	360.00	1,666.67	1,306.67	10,123.31	16,666.70	6,543.39	20,000.00
53042 - Facility & Recreation Equip.	-	833.33	833.33	9,194.46	8,333.30	(861.16)	10,000.00

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
53050 - Bowling Green Maintenance	4,021.56	2,083.33	(1,938.23)	27,645.73	20,833.30	(6,812.43)	25,000.00
53060 - Bocce Court Maintenance	-	83.33	83.33	-	833.30	833.30	1,000.00
53070 - Ball Court Maintenance	-	208.33	208.33	3,245.00	2,083.30	(1,161.70)	2,500.00
53080 - Library & Learning Center	-	125.00	125.00	258.00	1,250.00	992.00	1,500.00
53085 - Piano Maintenance	170.00	83.33	(86.67)	1,960.00	833.30	(1,126.70)	1,000.00
<b>Total Recreation</b>	<b>17,343.67</b>	<b>9,666.66</b>	<b>(7,677.01)</b>	<b>133,495.30</b>	<b>96,666.60</b>	<b>(36,828.70)</b>	<b>116,000.00</b>
<b>Community Bus</b>							
53500 - Community Bus Service	7,380.00	7,250.00	(130.00)	73,800.00	72,500.00	(1,300.00)	87,000.00
<b>Total Community Bus</b>	<b>7,380.00</b>	<b>7,250.00</b>	<b>(130.00)</b>	<b>73,800.00</b>	<b>72,500.00</b>	<b>(1,300.00)</b>	<b>87,000.00</b>
<b>Patrol &amp; Fire Systems</b>							
54010 - Patrol Service	1,507.00	1,666.67	159.67	15,007.00	16,666.70	1,659.70	20,000.00
54030 - Fire System Maint. & Inspect.	1,181.25	416.67	(764.58)	1,421.25	4,166.70	2,745.45	5,000.00
54040 - Fire & Commercial Monitoring	226.50	416.67	190.17	3,306.86	4,166.70	859.84	5,000.00
54050 - Fire Extinguisher / AED Maint.	-	250.00	250.00	5,729.40	2,500.00	(3,229.40)	3,000.00
54060 - Community Fire Safety	381.52	416.67	35.15	1,127.71	4,166.70	3,038.99	5,000.00
<b>Total Patrol &amp; Fire Systems</b>	<b>3,296.27</b>	<b>3,166.68</b>	<b>(129.59)</b>	<b>26,592.22</b>	<b>31,666.80</b>	<b>5,074.58</b>	<b>38,000.00</b>
<b>Utilities</b>							
55010-02 - Gas - CAC	3,258.91	5,000.00	1,741.09	44,914.68	50,000.00	5,085.32	60,000.00
55010-03 - Gas - WRC	1,703.42	2,333.33	629.91	24,006.91	23,333.30	(673.61)	28,000.00
55010-04 - Gas - ERC	2,383.55	3,583.33	1,199.78	33,056.22	35,833.30	2,777.08	43,000.00
55010-05 - Gas - OFF	40.75	175.00	134.25	1,667.67	1,750.00	82.33	2,100.00
55011-02 - Solar - CAC	3,792.27	5,416.67	1,624.40	49,047.68	54,166.70	5,119.02	65,000.00
55011-03 - Solar - WRC	1,694.32	2,500.00	805.68	22,085.98	25,000.00	2,914.02	30,000.00
55011-04 - Solar - ERC	1,258.51	2,166.67	908.16	18,144.59	21,666.70	3,522.11	26,000.00
55012-02 - Electricity - CAC	542.73	1,666.67	1,123.94	8,711.41	16,666.70	7,955.29	20,000.00
55012-03 - Electricity - WRC	330.88	416.67	85.79	479.74	4,166.70	3,686.96	5,000.00
55012-04 - Electricity - ERC	220.66	1,083.33	862.67	5,281.80	10,833.30	5,551.50	13,000.00
55012-05 - Electricity - OFF	521.47	666.67	145.20	7,970.83	6,666.70	(1,304.13)	8,000.00
55012-07 - Electricity - C/A	(27.09)	83.33	110.42	468.96	833.30	364.34	1,000.00
55014-01 - Water - BRG	1,983.74	1,333.33	(650.41)	15,153.19	13,333.30	(1,819.89)	16,000.00
55014-02 - Water - CAC	3,145.58	1,833.33	(1,312.25)	28,791.42	18,333.30	(10,458.12)	22,000.00
55014-03 - Water - WRC	1,586.05	1,166.67	(419.38)	11,600.58	11,666.70	66.12	14,000.00
55014-04 - Water - ERC	2,884.74	1,416.67	(1,468.07)	20,230.97	14,166.70	(6,064.27)	17,000.00
55014-07 - Water - C/A	507.43	250.00	(257.43)	4,062.32	2,500.00	(1,562.32)	3,000.00
55016 - Garbage	1,788.98	1,750.00	(38.98)	17,996.80	17,500.00	(496.80)	21,000.00
55018-01 - Communication Lines - BRG	644.72	750.00	105.28	6,987.71	7,500.00	512.29	9,000.00
55018-02 - Communication Lines - CAC	872.23	750.00	(122.23)	8,888.88	7,500.00	(1,388.88)	9,000.00
55018-03 - Communication Lines - WRC	606.17	750.00	143.83	6,741.02	7,500.00	758.98	9,000.00
55018-04 - Communication Lines - ERC	681.59	750.00	68.41	7,158.99	7,500.00	341.01	9,000.00
55018-05 - Communication Lines - OFF	902.72	750.00	(152.72)	9,731.04	7,500.00	(2,231.04)	9,000.00

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
55018-06 - Communication Lines - MNT	206.61	-	(206.61)	1,371.50	-	(1,371.50)	-
<b>Total Utilities</b>	<b>31,530.94</b>	<b>36,591.67</b>	<b>5,060.73</b>	<b>354,550.89</b>	<b>365,916.70</b>	<b>11,365.81</b>	<b>439,100.00</b>
<b>Golf Course</b>							
55085 - Golf Social Membership	39,848.00	40,000.00	152.00	398,565.00	400,000.00	1,435.00	480,000.00
<b>Total Golf Course</b>	<b>39,848.00</b>	<b>40,000.00</b>	<b>152.00</b>	<b>398,565.00</b>	<b>400,000.00</b>	<b>1,435.00</b>	<b>480,000.00</b>
<b>Contingency</b>							
55099 - Contingency	-	8,333.33	8,333.33	-	83,333.30	83,333.30	100,000.00
<b>Total Contingency</b>	<b>-</b>	<b>8,333.33</b>	<b>8,333.33</b>	<b>-</b>	<b>83,333.30</b>	<b>83,333.30</b>	<b>100,000.00</b>
<b>Total Expense</b>	<b>372,646.52</b>	<b>382,723.79</b>	<b>10,077.27</b>	<b>3,603,864.25</b>	<b>3,827,237.90</b>	<b>223,373.65</b>	<b>4,592,685.00</b>
<b>Operating Net Total</b>	<b>5,705.13</b>	<b>(.71)</b>	<b>5,705.84</b>	<b>201,483.35</b>	<b>(7.10)</b>	<b>201,490.45</b>	<b>(8.00)</b>

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>ARF Income</b>							
<b>Fund Balances</b>							
35700 - Current ARF Funding	75,000.00	75,000.00	-	750,000.00	750,000.00	-	900,000.00
35710 - ARF Interest Earned	1,072.61	-	1,072.61	42,793.68	-	42,793.68	-
<b>Total Fund Balances</b>	<b>76,072.61</b>	<b>75,000.00</b>	<b>1,072.61</b>	<b>792,793.68</b>	<b>750,000.00</b>	<b>42,793.68</b>	<b>900,000.00</b>
<b>Total Income</b>	<b>76,072.61</b>	<b>75,000.00</b>	<b>1,072.61</b>	<b>792,793.68</b>	<b>750,000.00</b>	<b>42,793.68</b>	<b>900,000.00</b>

## ARF Expense

<b>Fund Balances</b>							
36000-02 - Asphalt - CAC	-	1,711.75	1,711.75	-	17,117.50	17,117.50	20,541.00
36006-04 - Ball Courts - ERC	-	-	-	15,000.00	-	(15,000.00)	-
36009-02 - Swimming Pool - CAC	11,935.50	5,294.00	(6,641.50)	56,233.24	52,940.00	(3,293.24)	63,528.00
36009-03 - Swimming Pool - WRC	10,770.42	2,494.08	(8,276.34)	27,216.23	24,940.80	(2,275.43)	29,929.00
36009-04 - Swimming Pool - ERC	18,622.35	1,299.17	(17,323.18)	28,348.40	12,991.70	(15,356.70)	15,590.00
36010-02 - Spa - CAC	-	2,013.83	2,013.83	-	20,138.30	20,138.30	24,166.00
36010-03 - Spa - WRC	-	966.50	966.50	5,006.94	9,665.00	4,658.06	11,598.00
36010-04 - Spa - ERC	-	1,441.25	1,441.25	9,570.20	14,412.50	4,842.30	17,295.00
36050 - Fencing	-	-	-	4,967.07	-	(4,967.07)	-
36051 - Entry Control, Safety / Access	-	-	-	23,003.07	-	(23,003.07)	-
36051-02 - Entry Control, Safety / Access - CAC	-	3,242.42	3,242.42	-	32,424.20	32,424.20	38,909.00
36053-04 - Wallcoverings - ERC	-	-	-	7,064.24	-	(7,064.24)	-
36055-01 - Lighting & Electrical - BRG	-	1,199.08	1,199.08	-	11,990.80	11,990.80	14,389.00
36055-02 - Lighting & Electrical - CAC	-	-	-	2,860.47	-	(2,860.47)	-
36055-03 - Lighting & Electrical - WRC	92,588.98	-	(92,588.98)	95,022.40	-	(95,022.40)	-
36055-04 - Lighting & Electrical - ERC	-	-	-	2,433.43	-	(2,433.43)	-
36056-01 - HVAC - BRG	-	749.42	749.42	-	7,494.20	7,494.20	8,993.00
36056-02 - HVAC - CAC	-	1,349.42	1,349.42	-	13,494.20	13,494.20	16,193.00
36056-03 - HVAC - WRC	(92,588.98)	-	92,588.98	69,083.00	-	(69,083.00)	-
36056-04 - HVAC - ERC	-	1,569.25	1,569.25	-	15,692.50	15,692.50	18,831.00
36056-06 - HVAC - MNT	-	999.25	999.25	-	9,992.50	9,992.50	11,991.00
36057 - Landscaping	-	-	-	12,955.50	-	(12,955.50)	-
36057-02 - Landscape - CAC	-	7,275.42	7,275.42	-	72,754.20	72,754.20	87,305.00
36057-06 - Landscape - MNT	-	479.67	479.67	-	4,796.70	4,796.70	5,756.00
36073-01 - Appliances - BRG	-	979.42	979.42	9,030.00	9,794.20	764.20	11,753.00
36073-02 - Appliances - CAC	-	-	-	19,118.96	-	(19,118.96)	-
36073-04 - Appliances - ERC	-	710.67	710.67	-	7,106.70	7,106.70	8,528.00
36083-02 - Building Exterior - CAC Paint	-	3,238.00	3,238.00	-	32,380.00	32,380.00	38,856.00
36083-03 - Building Exterior - WRC Paint	-	3,697.67	3,697.67	-	36,976.70	36,976.70	44,372.00
36084-02 - Structural Repairs - CAC	-	748.83	748.83	-	7,488.30	7,488.30	8,986.00
36084-04 - Structural Repairs - ERC	-	584.67	584.67	-	5,846.70	5,846.70	7,016.00
36085-03 - Sauna - WRC	-	2,118.67	2,118.67	-	21,186.70	21,186.70	25,424.00
36086-02 - Fitness Equipment - CAC	7,995.41	-	(7,995.41)	7,995.41	-	(7,995.41)	-

# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>ARF Expense</b>							
36120 - Decking/Balconies	-	-	-	5,000.00	-	(5,000.00)	-
36125-03 - Retaining Walls - WRC	-	935.42	935.42	-	9,354.20	9,354.20	11,225.00
36150-04 - Lakes/Ponds - ERC	-	2,598.33	2,598.33	-	25,983.30	25,983.30	31,180.00
36176-02 - A/V Equipment - CAC	-	1,611.00	1,611.00	-	16,110.00	16,110.00	19,332.00
36176-03 - A/V Equipment - WRC	-	854.17	854.17	-	8,541.70	8,541.70	10,250.00
36176-04 - A/V Equipment - ERC	-	-	-	7,633.68	-	(7,633.68)	-
36205-02 - Flooring - CAC	-	3,947.58	3,947.58	-	39,475.80	39,475.80	47,371.00
36205-03 - Flooring - WRC	-	-	-	5,026.41	-	(5,026.41)	-
36205-06 - Flooring - MNT	-	-	-	5,018.63	-	(5,018.63)	-
36302-01 - Water System - BRG	-	-	-	5,173.56	-	(5,173.56)	-
36307-02 - Maintenance/Custodial Equipment - CAC	5,295.92	-	(5,295.92)	5,295.92	-	(5,295.92)	-
36360-03 - Flood Damage	-	-	-	(10,000.00)	-	10,000.00	-
36398 - State & Federal Taxes	(2,437.00)	-	2,437.00	4,277.00	-	(4,277.00)	-
36399 - Misc. Reserve Expense - ARF	10.70	675.50	664.80	310.70	6,755.00	6,444.30	8,106.00
36410 - Depreciation Expense	29,000.00	-	(29,000.00)	290,000.00	-	(290,000.00)	-
<b>Total Fund Balances</b>	<b>81,193.30</b>	<b>54,784.44</b>	<b>(26,408.86)</b>	<b>712,644.46</b>	<b>547,844.40</b>	<b>(164,800.06)</b>	<b>657,413.00</b>
<b>Total Expense</b>	<b>81,193.30</b>	<b>54,784.44</b>	<b>(26,408.86)</b>	<b>712,644.46</b>	<b>547,844.40</b>	<b>(164,800.06)</b>	<b>657,413.00</b>
<b>ARF Net Total</b>	<b>(5,120.69)</b>	<b>20,215.56</b>	<b>(25,336.25)</b>	<b>80,149.22</b>	<b>202,155.60</b>	<b>(122,006.38)</b>	<b>242,587.00</b>



# Oakmont Village Association

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>CIF Income</b>							
<b>Fund Balances</b>							
36500 - Current CIF Funding	83,334.00	83,334.00	-	833,340.00	833,340.00	-	1,000,008.00
36510 - CIF Interest Earned	488.30	-	488.30	4,179.37	-	4,179.37	-
<b>Total Fund Balances</b>	<b>83,822.30</b>	<b>83,334.00</b>	<b>488.30</b>	<b>837,519.37</b>	<b>833,340.00</b>	<b>4,179.37</b>	<b>1,000,008.00</b>
<b>Total Income</b>	<b>83,822.30</b>	<b>83,334.00</b>	<b>488.30</b>	<b>837,519.37</b>	<b>833,340.00</b>	<b>4,179.37</b>	<b>1,000,008.00</b>
<b>CIF Expense</b>							
<b>Fund Balances</b>							
36665 - Gates & Fencing	-	-	-	10,916.00	-	(10,916.00)	-
36665-02 - Gates & Fencing - CAC	-	-	-	7,700.00	-	(7,700.00)	-
36670-04 - Lighting - ERC	-	-	-	24,875.40	-	(24,875.40)	-
36750 - A/V Equipment	-	-	-	6,433.63	-	(6,433.63)	-
36795 - CIF Loan Interest	19,086.32	-	(19,086.32)	198,365.32	-	(198,365.32)	-
36805 - Surveillance Cameras	-	-	-	9,474.35	-	(9,474.35)	-
<b>Total Fund Balances</b>	<b>19,086.32</b>	<b>-</b>	<b>(19,086.32)</b>	<b>257,764.70</b>	<b>-</b>	<b>(257,764.70)</b>	<b>-</b>
<b>Total Expense</b>	<b>19,086.32</b>	<b>-</b>	<b>(19,086.32)</b>	<b>257,764.70</b>	<b>-</b>	<b>(257,764.70)</b>	<b>-</b>
<b>CIF Net Total</b>	<b>64,735.98</b>	<b>83,334.00</b>	<b>(18,598.02)</b>	<b>579,754.67</b>	<b>833,340.00</b>	<b>(253,585.33)</b>	<b>1,000,008.00</b>
<b>Net Total</b>	<b>65,320.42</b>	<b>103,548.85</b>	<b>(38,228.43)</b>	<b>861,387.24</b>	<b>1,035,488.50</b>	<b>(174,101.26)</b>	<b>1,242,587.00</b>

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Assessments &amp; Banking</b>													
41010 - Owners' Assessments	528,006	531,267	527,781	527,273	529,189	527,565	526,267	528,953	529,405	529,395	-	-	5,285,101
41011 - (Waived Fire Assessments)	(424)	(339)	(233)	(339)	-	-	-	-	(339)	(113)	-	-	-1,787
41020 - Late Charges Billed	1,226	1,213	1,295	679	273	592	419	171	600	576	-	-	7,042
41040 - Interest Billed	184	232	181	140	93	122	96	45	116	64	-	-	1,272
41060 - Operations Interest Earned	413	99	192	300	323	306	387	365	350	405	-	-	3,139
<b>Total Assessments &amp; Banking</b>	<b>529,405</b>	<b>532,472</b>	<b>529,215</b>	<b>528,052</b>	<b>529,878</b>	<b>528,584</b>	<b>527,168</b>	<b>529,534</b>	<b>530,131</b>	<b>530,327</b>	-	-	<b>5,294,766</b>
<b>Miscellaneous</b>													
43920 - New Member Fees	2,600	5,600	5,200	4,600	9,000	4,400	7,200	7,200	2,800	2,800	-	-	51,400
43925 - Owner Facility Use Cards	750	550	475	600	1,525	800	1,775	750	1,075	1,125	-	-	9,425
43926 - Guest Facility Use Cards	100	25	175	50	250	50	550	200	100	25	-	-	1,525
43927 - Ball Court Keys	4	4	18	8	8	10	24	4	22	12	-	-	114
43930 - Entry Devices	-	(50)	(150)	-	-	-	-	-	200	-	-	-	0
43940 - Facility Rental Fees	525	500	450	500	550	800	375	1,050	625	375	-	-	5,750
43942 - Piano Tuning	-	-	170	-	-	-	170	170	-	-	-	-	510
43946 - Gas Shutoff Wrenches	-	22	-	11	11	-	11	33	-	11	-	-	99
43949 - Utility Credits	-	-	77	-	-	-	-	-	-	-	-	-	77
43950 - Locker Rental	360	210	60	30	60	-	195	30	-	120	-	-	1,065
43955 - Credit Card Transactions	(975)	900	505	435	(840)	440	(590)	425	14	(389)	-	-	-75
43960 - Event Ticket Sales	160	840	4,530	2,711	2,812	4,175	4,825	-	(200)	2,130	-	-	21,983
43980 - Newsletter Revenue	150	150	150	150	150	150	150	150	150	150	-	-	1,500
43990 - Misc. Social Revenue / Expense	-	125	-	-	-	-	-	-	-	-	-	-	125
44000 - Other Miscellaneous Revenue	-	-	-	-	-	537	(113)	-	-	-	-	-	424
44150 - Insurance Settlements	10,000	-	-	(10,000)	-	-	-	-	-	-	-	-	0
<b>Total Miscellaneous</b>	<b>13,674</b>	<b>8,876</b>	<b>11,660</b>	<b>(905)</b>	<b>13,526</b>	<b>11,362</b>	<b>14,572</b>	<b>10,012</b>	<b>4,786</b>	<b>6,359</b>	-	-	<b>93,922</b>
<b>Transfers to Reserves</b>													
49010 - (CIF Funding)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	-	-	-833,340
49030 - (ARF Funding)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	-	-	-750,000

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Total Transfers to Reserves</b>	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	-	-	-1,583,340
<b>Total Income</b>	384,745	383,014	382,541	368,813	385,070	381,612	383,406	381,212	376,583	378,352	-	-	3,805,348

### Operating Expense

<b>Administration</b>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
50000 - Fiduciary Policy	-	80	40	40	40	40	40	40	40	40	-	-	398
50004 - Volunteer Policy	-	61	25	25	25	25	25	25	25	25	-	-	261
50005 - Vehicle Policy	-	340	170	170	170	170	170	170	170	170	-	-	1,698
50006 - EQ Policy	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	-	-	85,382
50007 - D&O Policy	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	-	-	28,375
50008 - Fidelity Policy	736	736	736	736	736	568	568	568	568	568	-	-	6,517
50009 - Umbrella Policy	2,622	2,622	2,622	2,622	2,622	2,622	19,036	4,967	4,967	4,967	-	-	49,669
50010 - Package Policy	34,215	34,215	34,215	34,215	34,215	34,215	48,150	36,205	36,205	36,205	-	-	362,054
50011 - Cyber Policy	105	105	105	105	105	105	105	105	105	105	-	-	1,054
50012 - Postage & Shipping	640	6,463	510	(172)	1,278	4,647	793	1,353	2,868	928	-	-	19,307
50014 - Copies & Printing	46	51	7,721	196	5,931	192	7,571	1	1,323	614	-	-	23,646
50016 - Office Supplies & Services	207	2,047	883	780	861	1,588	666	1,568	406	867	-	-	9,874
50018 - Office Furnishings & Equipment	480	257	195	701	257	451	1,311	975	659	4,113	-	-	9,399
50021 - Banking, Late & Service Fees	-	84	119	170	169	133	242	192	125	136	-	-	1,370
50022 - CPA Services	-	-	-	-	8,100	445	-	-	-	-	-	-	8,545
50024 - Permits, Certifications & Fees	-	125	-	-	4,182	176	8,317	15	-	-	-	-	12,815
50025 - Movie & Music Licensing	1,021	690	670	670	652	6,162	(4,823)	697	642	670	-	-	7,053
50030 - Financial Management Contract	4,846	4,825	4,825	4,825	4,825	4,825	4,825	4,832	4,832	4,832	-	-	48,291
50034 - Misc. Financial Services	150	1,425	-	100	-	-	100	-	-	100	-	-	1,875
50036 - IT Services & Software	3,073	4,521	2,433	2,250	4,671	2,250	3,050	2,696	5,018	7,646	-	-	37,607
50037 - Meetings & BOD Supplies	-	-	678	287	2,073	457	127	(882)	-	178	-	-	2,918
50038 - Professional Services	-	3,757	146	-	19,807	6,458	-	1,500	6,127	11,841	-	-	49,635
50039 - Scheduling Software	-	150	2,202	-	-	-	-	-	-	-	-	-	2,352

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
50040 - Legal Services - General	2,175	2,437	2,885	3,815	5,281	2,970	1,500	1,470	649	1,891	-	-	25,070
50042 - Memberships & Publications	-	500	-	-	-	650	699	84	-	-	-	-	1,933
50044 - Oakmont 2030	-	3,500	-	-	-	-	187	-	-	84	-	-	3,771
50047 - Front Entrance Land Lease	219	219	219	219	219	219	219	255	255	255	-	-	2,298
50048 - Office Rent	7,075	7,075	7,075	7,075	7,075	7,075	7,075	7,287	7,287	7,287	-	-	71,387
50049 - Storage Rentals	404	404	404	428	428	428	428	428	428	476	-	-	4,256
50062 - Mileage & Relocations	4	71	92	117	207	88	137	90	143	128	-	-	1,078
50064 - Staff Education & Certs	-	-	-	-	45	766	-	-	-	-	-	-	811
50070 - Employee Screenings	-	70	323	1,111	442	-	120	298	-	130	-	-	2,494
50090 - Administrative Incidentals	21	1,165	248	204	140	1,066	64	673	275	273	-	-	4,129
50099 - Community Social Activities	-	3,972	241	3,919	3,015	1,684	6,423	3,899	301	58	-	-	23,513
50120 - Website Services	-	98	149	115	1,032	439	80	160	-	5,227	-	-	7,301
<b>Total Administration</b>	<b>69,415</b>	<b>93,438</b>	<b>81,305</b>	<b>76,098</b>	<b>119,978</b>	<b>92,291</b>	<b>118,581</b>	<b>81,046</b>	<b>84,792</b>	<b>101,189</b>	-	-	<b>918,134</b>
<b>Payroll</b>													
50200 - Salaries - Administrative	48,597	48,193	48,424	48,172	72,197	48,331	48,406	48,294	48,009	52,377	-	-	511,000
50211 - W/C Insurance - Admin.	303	123	183	122	123	123	(87)	244	61	246	-	-	1,441
50212 - Employee Benefits - Admin.	7,989	8,520	14,174	9,469	8,145	9,483	9,483	9,483	10,034	9,731	-	-	96,510
50213 - Pension Plan - Admin.	1,528	1,516	1,521	1,512	2,269	1,518	1,520	1,516	1,506	1,536	-	-	15,940
50220 - Salaries - Maintenance	33,524	33,234	31,352	33,866	60,267	39,621	45,277	45,335	41,888	39,645	-	-	404,009
50231 - W/C Insurance - Maint.	1,884	1,026	1,352	986	1,136	1,136	(181)	2,581	604	2,504	-	-	13,028
50232 - Employee Benefits - Maint.	9,692	7,443	3,436	7,311	7,087	8,977	11,152	9,806	9,497	11,046	-	-	85,447
50233 - Pension Plan - Maint.	924	920	859	961	1,367	863	933	909	735	702	-	-	9,172
50242 - Salaries - Temp. Maint.	7,404	10,346	9,776	10,371	5,323	-	-	-	-	-	-	-	43,220
50250 - Employer Payroll Taxes	8,402	6,351	5,910	6,359	10,543	6,555	7,077	7,156	6,810	6,868	-	-	72,031
50260 - Payroll Processing	465	469	469	474	919	493	493	221	490	493	-	-	4,985
50270 - Work Apparel & Safety Gear	1,303	757	787	947	359	1,112	794	635	823	2,029	-	-	9,547
50280 - Service Appreciation	-	2,722	86	211	315	492	130	749	129	257	-	-	5,091
<b>Total Payroll</b>	<b>122,015</b>	<b>121,618</b>	<b>118,329</b>	<b>120,760</b>	<b>170,051</b>	<b>118,703</b>	<b>124,996</b>	<b>126,930</b>	<b>120,586</b>	<b>127,433</b>	-	-	<b>1,271,423</b>

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Custodial &amp; Maintenance</b>													
51011 - Custodial Supplies & Services	1,532	1,925	2,562	2,690	2,397	3,154	1,846	2,045	2,150	3,319	-	-	23,620
51012 - OEPC Equipment	-	-	-	1,753	-	-	-	600	-	195	-	-	2,547
51014 - Golf Parcel Maintenance	85	530	-	-	30,000	3,360	-	-	-	-	-	-	33,975
51015 - Common Area Maintenance	1,958	4,899	3,208	2,037	904	6,515	1,495	2,329	1,083	545	-	-	24,973
51016 - Lighting & Electrical Maint.	-	2,870	469	2,370	-	88	-	942	7,816	2,445	-	-	16,999
51017 - Pest Control	390	270	310	415	470	270	535	270	390	270	-	-	3,590
51018 - Floors, Upholstery & Blinds	-	-	350	-	376	228	-	588	-	-	-	-	1,543
51020-01 - HVAC Contract - BRG	-	-	466	-	-	-	466	-	-	621	-	-	1,553
51020-02 - HVAC Contract - CAC	-	-	466	-	-	-	466	-	-	621	-	-	1,553
51020-03 - HVAC Contract - WRC	-	-	466	-	-	-	466	-	-	621	-	-	1,553
51020-04 - HVAC Contract - ERC	-	-	466	-	-	-	466	-	-	621	-	-	1,553
51021-01 - HVAC Repairs - BRG	1,249	-	-	-	-	-	-	-	-	259	-	-	1,507
51021-02 - HVAC Repairs - CAC	-	-	-	-	-	-	-	-	-	735	-	-	735
51021-03 - HVAC Repairs - WRC	-	-	-	-	-	-	-	-	-	1,090	-	-	1,090
51021-04 - HVAC Repairs - ERC	-	349	-	-	-	-	-	-	-	735	-	-	1,084
51022 - Plumbing Maintenance	664	-	20	1,200	90	317	88	1,131	-	815	-	-	4,324
51030 - A/V Equipment	-	-	56	406	4,139	134	-	79	-	204	-	-	5,018
51040 - Access Control - Gates & Doors	505	128	511	1,925	422	507	900	1,643	-	502	-	-	7,042
51050 - Leak Mitigation & Repair	-	1,295	-	-	-	-	-	-	-	-	-	-	1,295
51090 - Gasoline & Vehicle Maintenance	-	420	339	322	563	365	522	265	324	285	-	-	3,405
51091 - Generator Maintenance	-	-	426	-	-	-	-	-	-	-	-	-	426
<b>Total Custodial &amp; Maintenance</b>	<b>6,381</b>	<b>12,687</b>	<b>10,115</b>	<b>13,118</b>	<b>39,361</b>	<b>14,937</b>	<b>7,250</b>	<b>9,893</b>	<b>11,763</b>	<b>13,882</b>	<b>-</b>	<b>-</b>	<b>139,386</b>
<b>Grounds Common Areas</b>													
51210 - Landscape Maintenance	3,488	3,488	3,488	4,541	4,540	4,541	4,541	4,541	4,541	4,541	-	-	42,249
51212 - Misc. Landscape & Greenery	6,811	1,263	13,137	10,920	3,105	4,143	5,320	19,577	13,248	10,264	-	-	87,788
51214 - Irrigation Maintenance	937	-	-	310	4,000	1,275	633	1,713	6,348	2,661	-	-	17,877

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
51218 - Tree Maintenance	5,738	-	1,888	525	12,949	12,568	5,515	1,256	165	11,488	-	-	52,092
51220 - Fire Danger Mitigation	-	-	-	-	-	32,981	35,250	13,866	4,025	1,790	-	-	87,912
<b>Total Grounds Common Areas</b>	<b>16,973</b>	<b>4,750</b>	<b>18,513</b>	<b>16,296</b>	<b>24,595</b>	<b>55,508</b>	<b>51,260</b>	<b>40,953</b>	<b>28,327</b>	<b>30,744</b>	-	-	<b>287,918</b>
<b>Recreation</b>													
53020 - Pool & Spa Supplies	1,304	1,086	(735)	245	1,755	-	-	1,749	-	4,800	-	-	10,205
53020-02 - Misc. Pool & Spa Repairs - CAC	709	-	2,586	6,003	2,563	7,994	2,494	548	1,446	2,931	-	-	27,274
53020-03 - Misc. Pool & Spa Repairs - WRC	-	-	1,385	2,634	1,459	2,028	1,544	148	3,415	1,966	-	-	14,580
53020-04 - Misc. Pool & Spa Repairs - ERC	810	119	771	1,768	2,021	3,811	5,620	631	963	2,313	-	-	18,827
53030 - Pond Maintenance	3,470	668	610	768	768	696	692	854	876	781	-	-	10,183
53040 - Fitness Maintenance & Training	675	360	829	360	2,845	952	360	360	3,022	360	-	-	10,123
53042 - Facility & Recreation Equip.	-	2,776	730	1,030	1,144	-	-	2,977	537	-	-	-	9,194
53050 - Bowling Green Maintenance	1,236	1,938	1,835	2,311	3,360	4,520	2,311	3,802	2,311	4,022	-	-	27,646
53070 - Ball Court Maintenance	-	-	-	-	3,245	-	-	-	-	-	-	-	3,245
53080 - Library & Learning Center	-	417	(244)	-	-	85	-	-	-	-	-	-	258
53085 - Piano Maintenance	170	170	340	-	340	170	170	430	-	170	-	-	1,960
<b>Total Recreation</b>	<b>8,374</b>	<b>7,535</b>	<b>8,107</b>	<b>15,119</b>	<b>19,501</b>	<b>20,255</b>	<b>13,192</b>	<b>11,499</b>	<b>12,571</b>	<b>17,344</b>	-	-	<b>133,495</b>
<b>Community Bus</b>													
53500 - Community Bus Service	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	-	-	73,800
<b>Total Community Bus</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	<b>7,380</b>	-	-	<b>73,800</b>
<b>Patrol &amp; Fire Systems</b>													
54010 - Patrol Service	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,507	-	-	15,007
54030 - Fire System Maint. & Inspect.	-	-	-	240	-	-	-	-	-	1,181	-	-	1,421
54040 - Fire & Commercial Monitoring	227	1,027	-	227	687	-	227	687	-	227	-	-	3,307
54050 - Fire Extinguisher / AED Maint.	-	-	-	1,652	2,076	-	-	2,001	-	-	-	-	5,729
54060 - Community Fire Safety	-	-	-	-	-	757	(11)	-	-	382	-	-	1,128
<b>Total Patrol &amp; Fire Systems</b>	<b>1,727</b>	<b>2,527</b>	<b>1,500</b>	<b>3,618</b>	<b>4,263</b>	<b>2,257</b>	<b>1,716</b>	<b>4,188</b>	<b>1,500</b>	<b>3,296</b>	-	-	<b>26,592</b>

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Utilities</b>													
55010-02 - Gas - CAC	8,077	15,145	5,383	7,627	392	1,577	2,246	430	780	3,259	-	-	44,915
55010-03 - Gas - WRC	4,885	7,177	5,371	3,346	(764)	408	1,172	2	706	1,703	-	-	24,007
55010-04 - Gas - ERC	6,662	10,928	7,995	2,961	(74)	756	1,285	(386)	547	2,384	-	-	33,056
55010-05 - Gas - OFF	410	468	605	134	(22)	(23)	35	4	15	41	-	-	1,668
55011-02 - Solar - CAC	2,291	3,170	4,081	6,413	5,834	5,664	7,091	6,060	4,652	3,792	-	-	49,048
55011-03 - Solar - WRC	874	1,276	1,722	2,924	2,703	2,910	3,228	2,693	2,062	1,694	-	-	22,086
55011-04 - Solar - ERC	940	1,253	1,685	2,492	2,285	2,241	2,228	2,192	1,571	1,259	-	-	18,145
55012-02 - Electricity - CAC	1,165	4,063	294	696	(1,299)	830	401	576	1,442	543	-	-	8,711
55012-03 - Electricity - WRC	176	(952)	950	781	(1,339)	302	151	195	(115)	331	-	-	480
55012-04 - Electricity - ERC	1,373	3,585	1,301	842	(1,369)	(533)	(937)	(527)	1,326	221	-	-	5,282
55012-05 - Electricity - OFF	891	815	1,167	658	528	617	771	1,088	915	521	-	-	7,971
55012-07 - Electricity - C/A	45	89	73	54	54	62	56	46	18	(27)	-	-	469
55014-01 - Water - BRG	650	1,259	209	754	754	2,410	2,421	2,340	2,373	1,984	-	-	15,153
55014-02 - Water - CAC	986	1,909	2,186	2,450	2,450	1,720	5,195	4,369	4,382	3,146	-	-	28,791
55014-03 - Water - WRC	444	860	925	814	814	984	1,646	1,539	1,989	1,586	-	-	11,601
55014-04 - Water - ERC	434	841	1,149	1,039	1,039	1,923	4,228	3,415	3,278	2,885	-	-	20,231
55014-07 - Water - C/A	98	190	203	204	204	582	768	670	636	507	-	-	4,062
55016 - Garbage	1,812	1,789	1,789	1,789	1,873	1,789	1,789	1,789	1,789	1,789	-	-	17,997
55018-01 - Communication Lines - BRG	862	899	718	575	712	644	644	644	644	645	-	-	6,988
55018-02 - Communication Lines - CAC	951	841	1,064	588	1,105	866	866	868	868	872	-	-	8,889
55018-03 - Communication Lines - WRC	739	968	797	513	697	605	605	606	606	606	-	-	6,741
55018-04 - Communication Lines - ERC	805	765	824	588	772	680	680	681	681	682	-	-	7,159
55018-05 - Communication Lines - OFF	747	2,897	(194)	311	1,420	998	867	991	791	903	-	-	9,731
55018-06 - Communication Lines - MNT	50	219	84	135	185	135	135	135	85	207	-	-	1,372

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Total Utilities</b>	36,367	60,453	40,379	38,689	18,954	28,147	37,572	30,419	32,039	31,531	-	-	354,551
<b>Golf Course</b>													
55085 - Golf Social Membership	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	-	-	398,565
<b>Total Golf Course</b>	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	-	-	398,565
<b>Total Expense</b>	308,582	350,202	325,442	330,934	443,931	379,326	401,786	352,183	338,832	372,647	-	-	3,603,864
<b>Operating Net Total</b>	\$76,163	\$32,812	\$57,099	\$37,879	(\$58,861)	\$2,286	(\$18,381)	\$29,030	\$37,751	\$5,705	-	-	\$201,483



# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>ARF Income</b>													
<b>Fund Balances</b>													
35700 - Current ARF Funding	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	-	-	750,000
35710 - ARF Interest Earned	1,950	949	2,790	1,085	1,138	2,896	2,574	25,593	2,747	1,073	-	-	42,794
<b>Total Fund Balances</b>	<b>76,950</b>	<b>75,949</b>	<b>77,790</b>	<b>76,085</b>	<b>76,138</b>	<b>77,896</b>	<b>77,574</b>	<b>100,593</b>	<b>77,747</b>	<b>76,073</b>	-	-	<b>792,794</b>
<b>Total Income</b>	<b>76,950</b>	<b>75,949</b>	<b>77,790</b>	<b>76,085</b>	<b>76,138</b>	<b>77,896</b>	<b>77,574</b>	<b>100,593</b>	<b>77,747</b>	<b>76,073</b>	-	-	<b>792,794</b>

## ARF Expense

<b>Fund Balances</b>													
36006-04 - Ball Courts - ERC	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000
36009-02 - Swimming Pool - CAC	-	27,225	9,958	7,115	-	-	-	-	-	11,936	-	-	56,233
36009-03 - Swimming Pool - WRC	-	-	11,267	-	-	-	5,179	-	-	10,770	-	-	27,216
36009-04 - Swimming Pool - ERC	-	-	-	-	-	-	9,726	-	-	18,622	-	-	28,348
36010-03 - Spa - WRC	-	-	-	-	-	-	5,007	-	-	-	-	-	5,007
36010-04 - Spa - ERC	-	-	-	-	-	-	9,570	-	-	-	-	-	9,570
36050 - Fencing	-	-	-	-	-	-	-	4,967	-	-	-	-	4,967
36051 - Entry Control, Safety / Access	-	-	-	-	-	-	-	23,003	-	-	-	-	23,003
36053-04 - Wallcoverings - ERC	-	-	-	-	-	-	-	-	7,064	-	-	-	7,064
36055-02 - Lighting & Electrical - CAC	-	-	-	-	-	-	-	2,006	854	-	-	-	2,860
36055-03 - Lighting & Electrical - WRC	-	-	-	-	-	-	-	2,006	427	92,589	-	-	95,022
36055-04 - Lighting & Electrical - ERC	-	-	-	-	-	-	-	2,006	427	-	-	-	2,433
36056-03 - HVAC - WRC	-	-	-	-	-	-	834	160,838	-	(92,589)	-	-	69,083
36057 - Landscaping	-	-	-	-	-	-	-	12,956	-	-	-	-	12,956
36073-01 - Appliances - BRG	-	-	-	-	-	-	9,030	-	-	-	-	-	9,030
36073-02 - Appliances - CAC	-	-	-	-	-	-	19,119	-	-	-	-	-	19,119
36086-02 - Fitness Equipment - CAC	-	-	-	-	-	-	-	-	-	7,995	-	-	7,995
36120 - Decking/Balconies	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
36176-04 - A/V Equipment - ERC	-	-	-	-	-	-	-	-	7,634	-	-	-	7,634
36205-03 - Flooring - WRC	-	-	-	-	-	-	-	5,026	-	-	-	-	5,026
36205-06 - Flooring - MNT	-	-	-	-	5,019	-	-	-	-	-	-	-	5,019

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>ARF Expense</b>													
36302-01 - Water System - BRG	-	-	-	-	-	5,174	-	-	-	-	-	-	5,174
36307-02 - Maintenance/Custodial Equipment - CAC	-	-	-	-	-	-	-	-	-	5,296	-	-	5,296
36360-03 - Flood Damage	-	-	-	(10,000)	-	-	-	-	-	-	-	-	-10,000
36398 - State & Federal Taxes	-	-	-	-	-	-	-	-	6,714	(2,437)	-	-	4,277
36399 - Misc. Reserve Expense - ARF	-	-	-	-	-	-	300	-	-	11	-	-	311
36410 - Depreciation Expense	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	-	290,000
<b>Total Fund Balances</b>	<b>29,000</b>	<b>56,225</b>	<b>50,224</b>	<b>26,115</b>	<b>34,019</b>	<b>54,174</b>	<b>87,765</b>	<b>241,809</b>	<b>52,120</b>	<b>81,193</b>	-	-	<b>712,644</b>
<b>Total Expense</b>	<b>29,000</b>	<b>56,225</b>	<b>50,224</b>	<b>26,115</b>	<b>34,019</b>	<b>54,174</b>	<b>87,765</b>	<b>241,809</b>	<b>52,120</b>	<b>81,193</b>	-	-	<b>712,644</b>
 <b>ARF Net Total</b>	 <b>\$47,950</b>	 <b>\$19,724</b>	 <b>\$27,566</b>	 <b>\$49,970</b>	 <b>\$42,119</b>	 <b>\$23,722</b>	 <b>(\$10,192)</b>	 <b>(\$141,216)</b>	 <b>\$25,626</b>	 <b>(\$5,121)</b>	 -	 -	 <b>\$80,149</b>

# Oakmont Village Association

## Summary Statement of Revenues and Expenses For 10/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>CIF Income</b>													
<b>Fund Balances</b>													
36500 - Current CIF Funding	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	-	-	833,340
36510 - CIF Interest Earned	403	388	425	362	323	402	454	471	463	488	-	-	4,179
<b>Total Fund Balances</b>	<b>83,737</b>	<b>83,722</b>	<b>83,759</b>	<b>83,696</b>	<b>83,657</b>	<b>83,736</b>	<b>83,788</b>	<b>83,805</b>	<b>83,797</b>	<b>83,822</b>	-	-	<b>837,519</b>
<b>Total Income</b>	<b>83,737</b>	<b>83,722</b>	<b>83,759</b>	<b>83,696</b>	<b>83,657</b>	<b>83,736</b>	<b>83,788</b>	<b>83,805</b>	<b>83,797</b>	<b>83,822</b>	-	-	<b>837,519</b>
<b>CIF Expense</b>													
<b>Fund Balances</b>													
36665 - Gates & Fencing	-	-	-	-	-	-	-	10,916	-	-	-	-	10,916
36665-02 - Gates & Fencing - CAC	-	7,700	-	-	-	-	-	-	-	-	-	-	7,700
36670-04 - Lighting - ERC	-	-	-	-	-	-	-	24,875	-	-	-	-	24,875
36750 - A/V Equipment	-	-	-	-	-	-	-	6,434	-	-	-	-	6,434
36795 - CIF Loan Interest	20,732	20,623	18,528	20,396	19,631	20,172	19,414	19,947	19,835	19,086	-	-	198,365
36805 - Surveillance Cameras	-	-	-	9,474	-	-	-	-	-	-	-	-	9,474
<b>Total Fund Balances</b>	<b>20,732</b>	<b>28,323</b>	<b>18,528</b>	<b>29,870</b>	<b>19,631</b>	<b>20,172</b>	<b>19,414</b>	<b>62,172</b>	<b>19,835</b>	<b>19,086</b>	-	-	<b>257,765</b>
<b>Total Expense</b>	<b>20,732</b>	<b>28,323</b>	<b>18,528</b>	<b>29,870</b>	<b>19,631</b>	<b>20,172</b>	<b>19,414</b>	<b>62,172</b>	<b>19,835</b>	<b>19,086</b>	-	-	<b>257,765</b>
<b>CIF Net Total</b>	<b>\$63,005</b>	<b>\$55,399</b>	<b>\$65,231</b>	<b>\$53,825</b>	<b>\$64,025</b>	<b>\$63,563</b>	<b>\$64,374</b>	<b>\$21,633</b>	<b>\$63,962</b>	<b>\$64,736</b>	-	-	<b>\$579,755</b>
<b>Net Total</b>	<b>\$187,119</b>	<b>\$107,936</b>	<b>\$149,896</b>	<b>\$141,674</b>	<b>\$47,283</b>	<b>\$89,572</b>	<b>\$35,802</b>	<b>(\$90,553)</b>	<b>\$127,339</b>	<b>\$65,320</b>	-	-	<b>\$861,387</b>

# Oakmont Village Property Corporation

## Balance Sheet

As of October 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
14100 Umpqua Bank Checking	3,130.36
14107 CourseCo. Bank Account	0.00
<b>Total Bank Accounts</b>	<b>\$3,130.36</b>
Other Current Assets	
14105 Cash in Investments	0.00
14160 Construction in Process	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$3,130.36</b>
Fixed Assets	
14200 Golf Course Land	2,005,422.00
14201 Golf course Acquisition	0.00
14205 Land Improvement	1,795,454.00
14206 Accumulated Depreciation, Land Improvements	-204,972.91
14210 Building, Main Clubhouse	1,859,898.77
14211 Accumulated Depreciation, Buildings Main Clubhouse	-103,360.46
14215 Buildings, Other	512,584.00
14216 Accumulated Depreciation, Buildings, Other	-38,133.23
14230 Furniture & Fixtures	150,901.00
14231 Accumulated Depreciation, Furniture & Fixtures	-29,730.30
14250 Tenant Improvements	0.00
<b>Total Fixed Assets</b>	<b>\$5,948,062.87</b>
Other Assets	
15100 Liquor Licenses	166,000.00
<b>Total Other Assets</b>	<b>\$166,000.00</b>
<b>TOTAL ASSETS</b>	<b>\$6,117,193.23</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
27020 Accounts Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>

# Oakmont Village Property Corporation

## Balance Sheet

As of October 31, 2023

	TOTAL
Equity	
30200 Paid in Capital	6,767,765.63
30500 Retained Earnings	-647,730.40
Net Income	-2,842.00
<b>Total Equity</b>	<b>\$6,117,193.23</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$6,117,193.23</b>

# Oakmont Village Property Corporation

## Profit and Loss

January - October, 2023

	TOTAL
Income	
60200 Other Income	2,761.37
<b>Total Income</b>	<b>\$2,761.37</b>
GROSS PROFIT	<b>\$2,761.37</b>
Expenses	
71300 Golf Course Maint - Non Personnel	2,761.37
72160 Professional Services	495.00
72170 Legal Services	107.00
72180 Office Supplies & Software	590.00
72190 Bank Charges & Fees	25.00
72200 Income Tax	1,625.00
<b>Total Expenses</b>	<b>\$5,603.37</b>
NET OPERATING INCOME	<b>\$ -2,842.00</b>
NET INCOME	<b>\$ -2,842.00</b>

**RESOLUTION  
APPROVING ARCHITECTURAL COMMITTEE DECK POLICY**

NOVEMBER 15, 2023

**Person Submitting:** Marianne Neufeld

**Date Submitted:** November 15, 2023

**Resolution Content:**

Whereas, on October 17, 2023, the Board approved the Architectural Committee's Deck Policy (in concept) to be posted on the Berger Bulletin Board to allow a 28-day review by the members of the Association; and

Whereas, pursuant to Civil Code Section 4360, a notice of the proposed Deck Policy was posted on the Berger bulletin board for 28 days for comment by Association members before adopting the policy; therefore, be it

**RESOLVED: The Board approves and adopts the Architectural Committee's Deck Policy effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new policy by posting said Fence Policy on the Berger bulletin board within 15 days of adoption.**

**Fiscal Impact:** None

**Documents Attached:** Architectural Committee's Deck Policy

## Deck Policy

All new construction and replacement decks require an approved application from the Architecture Committee before construction begins. **Decks attached to or immediately adjacent to the home are considered part of the home. The 0-5' ignition zone surrounding the home or structure begins at the outer edges of the deck.**

- All new and replacement deck surfaces **attached to or immediately adjacent to the home** must be constructed of fire rated Class A, Class B or **approved** nonflammable materials. Nonflammable materials include lightweight concrete and metal products such as aluminum. Class A materials or nonflammable materials are preferred.
- All railings and gates on or adjacent to the deck **and within 5 (five) feet of the house must be constructed of Class A or approved nonflammable materials. Railings on or adjacent to the deck greater than 5 (five) feet from the house must be of Class A, Class B or approved nonflammable materials.**

### **Underdeck enclosures:**

Removal of existing lattice is not an OVA Architectural Committee requirement.

To accommodate the goal of reducing the potential fire risk from wooden lattice screening, the Architectural Committee has alternative solutions that include:

- Replacement of wooden lattice with Class A, Class B or nonflammable screening material, e.g., metal lattice or fiber cement siding such as Hardi<sup>®</sup> Siding products.
- Removal of the bottom 6-10" of wooden lattice (so it does not touch the soil level) together with installation of small mesh over the entire remaining lattice.

***The color of the screening material should closely match and be compatible with the color of the dwelling or decking, or a natural wood finish, as determined by the Architectural Committee.***

Should a homeowner wish to remove the entire wooden lattice and not replace with nonflammable material (this option is subject to Sub HOA requirements, if applicable):

- No storage of anything under the deck is allowed.
- Members must keep the area under the deck free of leaf and other debris.

Members are reminded that, like any change to the visual appearance of the exterior, a fully approved ***application to the Architectural Committee*** is needed before any work can begin.

Properties that are in a Sub HOA must also obtain approval from their Board of Governors for their sub HOAs.



**RESOLUTION  
APPROVING ARCHITECTURAL COMMITTEE PAINTING POLICY**

NOVEMBER 15, 2023

**Person Submitting:** Marianne Neufeld

**Date Submitted:** November 15, 2023

**Resolution Content:**

Whereas, on October 17, 2023, the Board approved the Architectural Committee's Painting Policy (in concept) to be posted on the Berger Bulletin Board to allow a 28-day review by the members of the Association; and

Whereas, pursuant to Civil Code Section 4360, a notice of the proposed Painting Policy was posted on the Berger bulletin board for 28 days for comment by Association members before adopting the policy; therefore, be it

**RESOLVED: The Board approves and adopts the Architectural Committee's Painting Policy effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new policy by posting said Painting Policy on the Berger bulletin board within 15 days of adoption.**

**Fiscal Impact:** None

**Documents Attached:** Architectural Committee's Painting Policy

OAKMONT VILLAGE ASSOCIATION  
ARCHITECTURAL COMMITTEE

**PAINING POLICY**  
**(DRAFT 2023-09-21)**

The purpose of this policy is to assure a harmonious appearance through careful selection of exterior colors. Sonoma County has four seasons ~~and~~ **with** plenty of sunshine throughout the year. Colors that harmonize with nature are most valued here. Bright colors can create glare and colors that are too dark attract heat. Trim paint that ~~compliments~~ **complements** the body color enhances the exterior design. These Guidelines apply to exterior painting for both maintained and non-maintained areas.

- All exterior painting **and staining, including repainting the existing home colors or proposing new color choices**, requires an Application for Approval from the Architectural ~~Committee~~ Office. ~~A~~ Paint chip samples **and stain** samples must be submitted with the application, **along with a completed Paint Specifications Chart, which can be found on the back of this policy document.**
- A palette of **approved house body, trim, window, and door** colors is available in the Architectural ~~Committee~~ Office ~~from which to choose.~~
- ~~Please select an approved color if your current color is~~ **Colors which are not on the approved palette will be considered and approved at the discretion of the Architectural Committee. A paint chip sample must be submitted with the application.**
- All units of duplexes, triplexes and four-plexes must be painted the same paint color(s) and at the same time. **Distinct colors for entry doors may be submitted at any time for approval by the Architectural Committee.**
- All exterior finishes **including garage doors** must be flat or low sheen, except for entry doors, which can be semi-gloss.
- **Garage doors shall be the body color of the house or white (off white colors matching the trim color may be approved). Custom garage doors may be approved at the discretion of the Architectural Committee.**
- The homeowner is entirely responsible for the quality of both the paint and its application.
- Use the specifications chart on the back of this policy for ~~a~~ **full details of the** proposed painting scheme.

# **PAINT SPECIFICATIONS CHART**

	<b>MANUFACTURER:</b>	<b>COLOR NUMBER:</b>	<b>COLOR NAME:</b>
<b>BODY:</b>			
<b>GARAGE DOOR:</b>			
<b>CHIMNEY:</b>			
<b>TRIM:</b>			
<b>FENCE:</b>			
<b>GUTTERS/DOWNSPOUTS:</b>			
<b>SHUTTERS:</b>			
<b>FRONT DOOR:</b>			
<b>OTHER DOOR:</b>			
<b>SIDEWALKS:</b>			
<b>DRIVEWAY:</b>			
<b>BRICK FAÇADE:</b>			
<b>DECK:</b>			
<b>PATIO:</b>			

**IF ANY OF THE PROPOSED COLORS ARE NOT PRE-APPROVED COLORS FROM THE COLLECTION OF ~~MANUFACTUER~~ MANUFACTURER COLORS IN THE ARCHITECTURAL OFFICE, ATTACH A PAINT CHIP SAMPLE OF YOUR REQUESTED COLORS.**

**ADDED TO CHART: DOWNSPOUTS, SIDEWALKS, DRIVEWAY, BRICK FAÇADE, DECK, AND PATIO.**

(Rev 1/9/2020)

**Resolution**  
**Oakmont Custom Emergency Plan and Community Education**

**Persons Submitting:** Jeff Neuman

**Date Submitted:** November 2, 2023

**Resolution Content:**

Whereas, Oakmont does not have a plan for a variety of emergencies, including those where evacuation is not the appropriate response. Fire is usually top-of-mind, where the likely response is a city-directed evacuation, but in other emergencies we might need to gather in safe locations in Oakmont, or shelter in place at home for an extended period, and

Whereas, it has long been recognized that Oakmont (+ Wild Oak) is a large community with only two primary points of egress onto one two-lane highway for emergency evacuation, and

Whereas, Oakmont contracted KLD Engineering to do a study which will support sensitivity analyses of factors which could improve or degrade our ability to evacuate during an emergency, and

Whereas, the KLD study is nearing completion. The logical next step is to prepare a custom emergency plan. The City of Santa Rosa and KLD strongly recommended that Oakmont commission a custom emergency plan and the city offered to cooperate in the preparation of a plan, and

Whereas, KLD and the custom emergency plan consultant will be able to provide each other mutually useful information, which will enhance the study and inform the plan. Neither project should be finalized until both experts have an opportunity to collaborate, and

Whereas, proposals have been solicited from three providers, each of whom has extensive working experience with Santa Rosa police, fire and emergency preparedness staff, and one favored proposal has been identified.

Be it resolved that:

The Board authorize the General Manager to contract with Two Lynchpin Road, Inc. to prepare a custom emergency plan. The TLP proposal includes the plan, and community engagement beyond delivery of the plan, to include Practice and Education, for \$15,000.

**Fiscal Impact:**

Up to \$15,000, expected dispersal in 2024.

**Background:**

The [Oakmont Emergency Preparedness Committee](#) operates under a [charter](#) last revised in 2014. With its Meet Your Neighbors sub-committee, OEPC engages with Oakmont by providing emergency preparedness information, and supports a network of neighborhood volunteers to gather and disseminate information during an emergency. This network participates in neighborhood meetings, weekly radio call-ins, and disaster-simulation drills.

An Ad-hoc committee was created in 2022 to research emergency planning and preparedness and make recommendations to the OVA BOD.

Christel Antone	OVA GM	Pat Barclay	OEPC Chair
Jeff Neuman	OVA Board member	Katy Carrel	MYN Coordinators
Iris Harrell	OVA Board member	Matt Zwerling	MYN Coordinators

This resolution is to commission a custom emergency plan for Oakmont. The recommended proposal is based on Two Lynchpin Road’s (TLP) superior description of support after plan completion.

Many organizations prepare emergency plans which are shelved and forgotten. It is our intention that this plan will be a living document, to be updated under direction by the General Manager, that reflects current conditions, supports ongoing community engagement and education, and benefits from lessons learned during actual incidents.

Company	<a href="#">Two Lynchpin Road</a>
Principal	Alicia Johnson MPA CEO
Critical experience	Dir Emerg Mgt UC Berkeley Emergency Ops Ctr Mgr & Incident Command teams, served during 2017 SoCo fires
Education	Univ Colo: Communications, Poli Sci & Public Admin
Time frame	Nov-Mar
Bid	Plan \$10,000 Plan+Practice \$12,000 Plan+Practice+Education \$15,000