

OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

Berger Auditorium – 6633 Oakmont Drive

Tuesday, December 19, 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 November 15, 2023, Board of Directors Meeting Minutes
 - B. NODAs
 - C. Long Range Planning Committee Charter Update
5. **PRESIDENTS REPORT**
6. **SECRETARY’S EXECUTIVE MEETING SUMMARY**
7. **OTHER REPORTS**
 - A. Treasurer’s Report
 - B. Acceptance of the unaudited November 30, 2023, Operating and Reserve Account Financial Statements
 - C. OVPC Financial Statements of November 30, 2023
 - D. General Manager’s Report
 - E. Committee Reports
 - Continuing Education & Transparency – Sue Aiken
 - Long Range Planning – Rex Fuller
 - Landscape – Jenny Watts
8. **OPEN FORUM**
9. **UNFINISHED BUSINESS**
 - A. Painting Policy Revision (MN)
 - B. Open Forum Resolution (MR)
 - C. Archilogix Central Complex Resolution (IH)
 - D. Central Complex Parking Study (IH)
10. **NEW BUSINESS**

- A. 2024 OVA Insurance Policy Approvals (CA)
- B. Review 2024 Election Timeline (CA)
- C. Facility Access Cards/Guest Card Rate Increase (CA)

REVIEW

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

11. NEXT MEETINGS

- A. Agenda Topics for January Meeting.
- B. The Next Board Meeting, January 16, 2024, Berger Auditorium and Zoom.
- C. Town Hall – City of Santa Rosa Firewise Ordinance, January 23, 2023, Berger Auditorium and Zoom.

12. ADJOURNMENT

OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

Berger Auditorium – 6633 Oakmont Drive

Tuesday, November 15, 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 1:02 pm.

OFFICERS PRESENT

Marianne Neufeld, President

Olga Ydrogo, Vice President

Iris Harrell, Secretary

Mark Randol, Director

Jeff Neuman, Director

Steve Spillman, Director

OTHERS PRESENT

Elke Strunka, Treasurer

Christel Antone, GM

Colin Hannigan

2. ADOPT MEETING AGENDA

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the agenda as presented.

3. TIME-KEEPER / MINUTES – Colin Hannigan

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

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the agenda as presented.

5. PRESIDENTS REPORT

6. SECRETARY’S EXECUTIVE MEETING SUMMARY

Secretary, Iris Harrell reported that the board met earlier today and discussed four (4) contract items and one (1) legal item.

7. **OTHER REPORTS**

- A. Treasurer’s Report
- B. Acceptance of the unaudited October 31, 2023, Operating and Reserve Account Financial Statements

A motion was made, seconded, and approved 6 – 0.

RESOLVED: That the Board accepts the OVA October 31, 2023, treasurer’s report, unaudited 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 – Barbara Sater

8. **OPEN FORUM**

President Neufeld announced the open forum and asked members to submit their questions to askOVA@oakmontvillage.com and were invited to speak in person.

9. **UNFINISHED BUSINESS**

- A. Deck Policy Revision

A motion was made, seconded, and approved 6 – 0.

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 Deck Policy on the Berger bulletin board within 15 days of adoption.

- B. Painting Policy Revision

This item will return on the December 19th Agenda as no vote was taken.

- C. Central Complex Area, Community Feedback Summary

General Manager Christel Antone provided a presentation of the results of the recent Central Complex Area Community Feedback poll.

10. **NEW BUSINESS**

- A. Emergency Plan Contract

This item was tabled for the December 19th meeting.

REVIEW

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

11. NEXT MEETINGS

A. Agenda Topics for December Meeting.

- Open Forum Resolution
- Central Complex Resolution
- Emergency Plan Resolution

B. The Next Board Meeting, December 19, 2023, Berger Auditorium and Zoom.

12. ADJOURNMENT

A motion was made, seconded, and approved 6 – 0.

RESOLVED: To adjourn the meeting at 1:57 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

<p style="text-align: center;">Oakmont Village Association Long Range Planning Committee Charter November 29, 2012</p>	<p style="text-align: center;">Oakmont Village Association Long Range Planning Committee Charter December 4, 2023</p>
<p>The Long Range Planning (LRP) Committee is a standing committee appointed by the Oakmont Village Association (OVA) Board of Directors.</p> <p>The committee’s primary purposes are: (1) to advise the OVA Board of Directors and (2) to research and prepare recommendations that will assist the OVA Manager and the OVA Board of Directors in meeting the Association’s facility and staffing needs. The committee focuses on a rolling 10-year period with emphasis on the next 5 years.</p> <p>The committee is composed of nine (9) members. No fewer than five (5) members shall be Oakmont home owners.</p>	<p>The Long Range Planning Committee (LRPC) is a standing committee appointed by the Oakmont Village Association (OVA) Board of Directors (BOD).</p> <p>The committee’s purpose is to advise the OVA BOD and to research and prepare recommendations that will assist OVA managers, committees & clubs, and the BOD on a variety of subjects that will be of importance to the Association in the future. The committee focuses on a rolling 20-year period with an emphasis on the next 5-10 years and will work closely with other committees as needed.</p>
<p>The <u>purview of the committee</u> includes facility utilization, long range planning, major upgrades and new construction for:</p> <ol style="list-style-type: none"> 1. The Association’s existing owned and leased facilities including buildings and grounds. 2. The Association’s social, intellectual, cultural and physical facilities and associated services. 3. All undeveloped Association property. 4. Any new acquisition. 	<p>The purview of the committee includes facility utilization, long range planning, and consideration of major upgrades, new construction, and modernization for:</p> <ol style="list-style-type: none"> 1. The Association’s current and future facilities. 2. All undeveloped Association property and any new acquisition(s). 3. The Association’s social, intellectual, cultural, and physical facilities and associated services. <p>The committee may take on additional long range planning projects at the direction of the OVA BOD.</p>

<p><u>Project evaluation, analysis and review.</u> The committee shall consider project ideas advanced by the Board of Directors, the Manager and qualified residents and by the committee’s own forecast:</p> <ol style="list-style-type: none"> 1. Develop projects based on projected, future requirements. 2. Deliberate the merit of projects and approve them via majority vote. 3. Forward project recommendations to the Board stating clearly the advantages and disadvantages if any. 4. Maintain committee vision. The Treasurer and Manager may from time to time, for budget purposes, request a summary of contemplated projects and their estimated costs. 	<p>The committee examines project ideas proposed by the OVA BOD and OVA General Manager, and may consider ideas proposed by homeowners & residents, and its own committee members. The committee will deliberate the merit of projects based on transparent analysis of all available information.</p> <p>Projects deemed worthy of BOD consideration by a majority of the committee will be forwarded to the BOD with written analysis of each project’s advantages and disadvantages, if any.</p>
<p><u>Mode of operation.</u></p> <ol style="list-style-type: none"> 1. Meets monthly with agenda prepared by the chair and circulated one week before the meeting. 2. Concise minutes written by recording secretary. Minutes reviewed by chair and published – within one week – to members, directors and the manager. 3. Chair writes monthly report to the directors and the manager. This report is due one week prior to the Board meeting. 4. The committee nominates from its members a chairperson and forwards its recommendation to the OVA Board for approval. The term of the chairperson is one year and until a successor is approved. 5. Once the chairperson has been approved by the OVA Board, he/she chooses a vice-chairperson to be confirmed by the membership via majority vote. The term of the vice-chair is one year and until the successor is elected. 	<p>Membership and Mode of Operation.</p> <ol style="list-style-type: none"> 1. The committee is composed of at least nine (9) and not more than twelve (12) members. This does not include the BOD liaison. Members must be residents of Oakmont. 2. The committee usually meets at least monthly and may decide if more frequent meetings are needed. 3. Since the purpose of the committee may require discussion of potential contracts with third parties or other confidential matters, the committee is authorized, as it may deem necessary, to meet in executive session to engage in confidential discussions that may include outside parties. 4. A written agenda will be prepared by the Chairperson and distributed before each meeting 5. Minutes will be taken, maintained, and distributed by the Recording Secretary for review by the committee and distributed to committee members, the BOD, and OVA manager.

<p>6. Publish articles in the Oakmont News at least four times per year.</p>	<p>6. The Chairperson will provide a quarterly summary of the committee's activities to the BOD and OVA manager.</p> <p>7. The committee nominates from its members a chairperson and forwards its recommendation to the OVA Board for approval. The term of the Chairperson may be for two (2) successive terms of two (2) years and until a successor is approved.</p> <p>8. Once the Chairperson has been approved by the OVA Board, he/she recommends a Vice-Chairperson to be confirmed by the membership via majority vote. The term of the Vice-Chair is at the pleasure of the Chairperson.</p>
<p><u>Relationship to Administrative staff.</u> Staff members, specifically the OVA manager, participate in the committee meetings but do not vote.</p>	

OVA FINANCIAL SUMMARY
Eleven(11) Months Ending November30 , 2023

1 YEAR-TO-DATE OPERATING FUND INCOME AND EXPENSES	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Income <i>(Net of fund trsf)</i>				
Operating Revenue	\$ 4,081,553	\$ 4,108,204	\$ (26,651)	\$ 4,481,680
Miscellaneous	\$ 102,103	\$ 101,750	\$ 353	\$ 111,000
Total Income	<u>\$ 4,183,656</u>	<u>\$ 4,209,954</u>	<u>\$ (26,298)</u>	<u>\$ 4,592,680</u>
Expenses				
Admin	\$ 1,023,665	\$ 900,258	\$ 123,407	\$ 982,100
Payroll	\$ 1,389,292	\$ 1,610,111	\$ (220,819)	\$ 1,756,480
Repairs and Maintenance	\$ 602,697	\$ 650,827	\$ (48,130)	\$ 710,000
Community Bus	\$ 82,840	\$ 79,750	\$ 3,090	\$ 87,000
Patrol & Fire Systems	\$ 30,942	\$ 34,833	\$ (3,891)	\$ 38,000
Utilities	\$ 387,519	\$ 402,508	\$ (14,989)	\$ 439,100
Golf Social Membership	\$ 438,481	\$ 440,000	\$ (1,519)	\$ 480,000
Contingency	\$ -	\$ 91,667	\$ (91,667)	\$ 100,000
Total Expenses	<u>\$ 3,955,436</u>	<u>\$ 4,209,954</u>	<u>\$ (254,518)</u>	<u>\$ 4,592,680</u>
Net Income (Loss)	<u>\$ 228,220</u>	<u>\$ -</u>	<u>\$ 228,220</u>	<u>\$ -</u>

2 YEAR-TO DATE CONTRIBUTIONS TO RESERVE FUNDS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Total</u>
Asset Replacement Fund	\$ 825,000	\$ 825,000	\$ -	\$ 900,000
ARF Insurance Refund	\$ 10,000	\$ -	\$ 10,000	\$ -
ARF Interest Earned	\$ 43,471	\$ -	\$ 43,471	\$ -
Capital Improvement Fund	\$ 916,974	\$ 916,974	\$ -	\$ 1,000,000
Total Fund Contributions	<u>\$ 1,795,445</u>	<u>\$ 1,741,974</u>	<u>\$ 53,471</u>	<u>\$ 1,900,000</u>

3 YEAR-TO-DATE EXPENDITURES FROM RESERVE FUNDS:	
Asset Replacement Fund	\$ 453,696
Capital Improvement Fund - Debt Service	\$ 355,063
Capital Improvement Fund - Other	\$ 59,400
Total Fund Expenditures	<u>\$ 868,159</u>

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

5 CASH & INVESTMENTS:	
Operating Fund	\$ 802,714
Asset Replacement Fund	\$ 4,449,291
Capital Improvement Fund	\$ 946,833
OVPC (Golf Course)	\$ 3,130
Total Cash & Investments	<u>\$ 6,201,968</u>

6 Current CIF Loan Balance	<u>\$ 5,589,722</u>
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Prepared by Elke Strunka, 12/13/23

Oakmont Village Association

Balance Sheet as of 11/30/2023

Assets	Operating	ARF	CIF	Total
Operating Fund Assets				
10100 - FCB Operating Checking/ICS	\$762,462.57			\$762,462.57
10158 - Umpqua OVA Office Checking	\$40,152.31			\$40,152.31
10180 - OVA Office Cash Box	\$100.00			\$100.00
10300 - Owners' Accounts Receivable	\$60,488.13			\$60,488.13
10310 - Allowance for Bad Debt	(\$10,673.93)			(\$10,673.93)
10329 - Credit Memo	\$5,018.83			\$5,018.83
10350 - OPS Due from ARF	\$5,080.17			\$5,080.17
10502 - Volunteer Policy 1/1/23-24	\$25.00			\$25.00
10503 - Boiler & Machinery Policy 1/1/23-24	\$121.88			\$121.88
10505 - Cyber Policy 1/1/23-24	\$105.43			\$105.43
10507 - Vehicle Policy 1/1/23-24	\$169.75			\$169.75
10508 - D&O Policy 1/1/23-24	\$2,837.50			\$2,837.50
10509 - Fiduciary Policy 1/1/23-24	\$39.75			\$39.75
10510 - Property/GL Policy 1/1/23-24	\$36,088.46			\$36,088.46
10511 - Umbrella Policy 1/1/23-24	\$4,966.93			\$4,966.93
10513 - Fidelity Policy 6/1/23-24	\$3,405.52			\$3,405.52
10514 - EQ Policy 1/1/23-24	\$8,538.09			\$8,538.09
10515 - Prepaid Operating Expense	\$1,888.98			\$1,888.98
10517 - Movie License 10/26/23-24	\$6,124.55			\$6,124.55
10520 - Land Lease 8/1/23-24	\$2,036.64			\$2,036.64
10521 - DOT Security Deposit	\$2,630.00			\$2,630.00
10530 - OVA Office Security Deposits	\$5,354.40			\$5,354.40
Total Operating Fund Assets	\$936,960.96			\$936,960.96
Asset Replacement Fund Assets (ARF)				
12015 - FCB ARF Checking/ICS		\$1,149,205.18		\$1,149,205.18

Oakmont Village Association

Balance Sheet as of 11/30/2023

12025 - FCB CDARS 7/11/24 4% 12M	\$133,666.68	\$133,666.68
12030 - Merrill Lynch ARF Investments	\$10,896.27	\$10,896.27
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	(\$6,808,925.50)	(\$6,808,925.50)
Total Asset Replacement Fund Assets (ARF)	\$10,729,236.25	\$10,729,236.25

Capital Improvement Fund Assets (CIF)

13014 - Luther Burbank CIF MM	\$10,342.93	\$10,342.93
13020 - FCB CIF Checking/ICS	\$936,489.74	\$936,489.74
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 11/30/2023

Total Capital Improvement Fund Assets (CIF)				
			\$9,405,978.59	\$9,405,978.59
Total Assets				
	\$936,960.96	\$10,729,236.25	\$9,405,978.59	\$21,072,175.80
Liabilities / Equity	Operating	ARF	CIF	Total
Liabilities				
20000 - Prepaid Assessments	\$221,370.50			\$221,370.50
20210 - Accounts Payable	\$80,123.47	\$10,447.69		\$90,571.16
20220 - Accrued Operating Expense	\$20,089.00			\$20,089.00
20223 - Owner Refund	\$1,116.00			\$1,116.00
20235 - Accrued Vacation - Admin.	\$32,767.72			\$32,767.72
20236 - Accrued Vacation - Maint.	\$21,043.43			\$21,043.43
20290 - Service Appreciation Fund	\$9,994.00			\$9,994.00
20998 - Accounts Payable - CFM Escrow	\$475.00			\$475.00
20999 - Accounts Payable - CFM	(\$10.00)			(\$10.00)
26040 - CIF First Citizens Loan 4.05% 1/23/35			\$5,589,721.58	\$5,589,721.58
Total Liabilities	\$386,969.12	\$10,447.69	\$5,589,721.58	\$5,987,138.39
Fund Balances				
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)	\$228,218.02	\$105,775.55	\$643,966.52	\$977,960.09
Total Fund Balances	\$549,991.84	\$10,718,788.56	\$3,816,257.01	\$15,085,037.41
Total Liabilities / Equity	\$936,960.96	\$10,729,236.25	\$9,405,978.59	\$21,072,175.80

Oakmont Village Association

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessments & Banking							
41010 - Owners' Assessments	527,802.00	531,807.08	(4,005.08)	5,812,902.56	5,849,877.88	(36,975.32)	6,381,685.00
41011 - (Waived Fire Assessments)	(113.00)	-	(113.00)	(1,900.00)	-	(1,900.00)	-
41020 - Late Charges Billed	327.70	-	327.70	7,369.26	-	7,369.26	-
41040 - Interest Billed	30.73	-	30.73	1,302.76	-	1,302.76	-
41060 - Operations Interest Earned	412.12	-	412.12	3,550.79	-	3,550.79	-
Total Assessments & Banking	528,459.55	531,807.08	(3,347.53)	5,823,225.37	5,849,877.88	(26,652.51)	6,381,685.00
Miscellaneous							
43920 - New Member Fees	5,487.00	7,833.33	(2,346.33)	56,887.00	86,166.63	(29,279.63)	94,000.00
43925 - Owner Facility Use Cards	375.00	1,250.00	(875.00)	9,800.00	13,750.00	(3,950.00)	15,000.00
43926 - Guest Facility Use Cards	125.00	166.67	(41.67)	1,650.00	1,833.37	(183.37)	2,000.00
43927 - Ball Court Keys	10.00	-	10.00	124.00	-	124.00	-
43940 - Facility Rental Fees	375.00	-	375.00	6,125.00	-	6,125.00	-
43942 - Piano Tuning	(510.00)	-	(510.00)	-	-	-	-
43946 - Gas Shutoff Wrenches	12.00	-	12.00	111.00	-	111.00	-
43949 - Utility Credits	-	-	-	76.78	-	76.78	-
43950 - Locker Rental	-	-	-	1,065.00	-	1,065.00	-
43955 - Credit Card Transactions	417.00	-	417.00	342.00	-	342.00	-
43960 - Event Ticket Sales	1,740.00	-	1,740.00	23,723.00	-	23,723.00	-
43980 - Newsletter Revenue	150.00	-	150.00	1,650.00	-	1,650.00	-
43990 - Misc. Social Revenue / Expense	-	-	-	125.00	-	125.00	-
44000 - Other Miscellaneous Revenue	-	-	-	424.00	-	424.00	-
Total Miscellaneous	8,181.00	9,250.00	(1,069.00)	102,102.78	101,750.00	352.78	111,000.00
Transfers to Reserves							
49010 - (CIF Funding)	(83,334.00)	(83,334.00)	-	(916,674.00)	(916,674.00)	-	(1,000,008.00)
49030 - (ARF Funding)	(75,000.00)	(75,000.00)	-	(825,000.00)	(825,000.00)	-	(900,000.00)
Total Transfers to Reserves	(158,334.00)	(158,334.00)	-	(1,741,674.00)	(1,741,674.00)	-	(1,900,008.00)
Total Income	378,306.55	382,723.08	(4,416.53)	4,183,654.15	4,209,953.88	(26,299.73)	4,592,677.00

Operating Expense

Administration

50000 - Fiduciary Policy	39.75	41.67	1.92	437.25	458.37	21.12	500.00
50004 - Volunteer Policy	25.00	25.00	-	285.50	275.00	(10.50)	300.00
50005 - Vehicle Policy	169.75	166.67	(3.08)	1,867.25	1,833.37	(33.88)	2,000.00
50006 - EQ Policy	8,538.15	8,666.67	128.52	93,919.65	95,333.37	1,413.72	104,000.00
50007 - D&O Policy	2,837.50	2,916.67	79.17	31,212.50	32,083.37	870.87	35,000.00
50008 - Fidelity Policy	567.58	708.33	140.75	7,084.23	7,791.63	707.40	8,500.00
50009 - Umbrella Policy	4,966.91	4,166.67	(800.24)	54,636.01	45,833.37	(8,802.64)	50,000.00
50010 - Package Policy	36,205.37	12,083.33	(24,122.04)	398,259.07	132,916.63	(265,342.44)	145,000.00
50011 - Cyber Policy	520.20	100.00	(420.20)	1,574.00	1,100.00	(474.00)	1,200.00

Oakmont Village Association

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50012 - Postage & Shipping	6,597.71	3,333.33	(3,264.38)	25,905.02	36,666.63	10,761.61	40,000.00
50014 - Copies & Printing	1,062.38	2,083.33	1,020.95	24,708.86	22,916.63	(1,792.23)	25,000.00
50016 - Office Supplies & Services	2,922.96	1,333.33	(1,589.63)	12,797.34	14,666.63	1,869.29	16,000.00
50018 - Office Furnishings & Equipment	3,439.54	833.33	(2,606.21)	12,838.12	9,166.63	(3,671.49)	10,000.00
50021 - Banking, Late & Service Fees	141.85	125.00	(16.85)	1,511.94	1,375.00	(136.94)	1,500.00
50022 - CPA Services	-	1,000.00	1,000.00	8,545.00	11,000.00	2,455.00	12,000.00
50024 - Permits, Certifications & Fees	977.12	1,000.00	22.88	13,792.25	11,000.00	(2,792.25)	12,000.00
50025 - Movie & Music Licensing	706.61	833.33	126.72	7,759.29	9,166.63	1,407.34	10,000.00
50030 - Financial Management Contract	4,831.73	5,000.00	168.27	53,122.92	55,000.00	1,877.08	60,000.00
50034 - Misc. Financial Services	-	191.67	191.67	1,875.00	2,108.37	233.37	2,300.00
50036 - IT Services & Software	656.50	2,750.00	2,093.50	38,263.91	30,250.00	(8,013.91)	33,000.00
50037 - Meetings & BOD Supplies	858.51	208.33	(650.18)	3,776.53	2,291.63	(1,484.90)	2,500.00
50038 - Professional Services	8,344.00	6,666.67	(1,677.33)	57,978.98	73,333.37	15,354.39	80,000.00
50039 - Scheduling Software	-	250.00	250.00	2,351.81	2,750.00	398.19	3,000.00
50040 - Legal Services - General	769.50	6,250.00	5,480.50	25,839.98	68,750.00	42,910.02	75,000.00
50042 - Memberships & Publications	1,194.00	250.00	(944.00)	3,126.53	2,750.00	(376.53)	3,000.00
50043 - Budget & Reserve Studies	4,300.00	83.33	(4,216.67)	4,300.00	916.63	(3,383.37)	1,000.00
50044 - Oakmont 2030	-	4,166.67	4,166.67	3,771.19	45,833.37	42,062.18	50,000.00
50047 - Front Entrance Land Lease	254.58	233.33	(21.25)	2,552.51	2,566.63	14.12	2,800.00
50048 - Office Rent	7,287.32	7,166.67	(120.65)	78,674.28	78,833.37	159.09	86,000.00
50049 - Storage Rentals	476.00	375.00	(101.00)	4,732.00	4,125.00	(607.00)	4,500.00
50062 - Mileage & Relocations	209.98	250.00	40.02	1,287.52	2,750.00	1,462.48	3,000.00
50064 - Staff Education & Certs	-	333.33	333.33	810.58	3,666.63	2,856.05	4,000.00
50070 - Employee Screenings	-	166.67	166.67	2,494.00	1,833.37	(660.63)	2,000.00
50090 - Administrative Incidentals	632.92	166.67	(466.25)	4,761.91	1,833.37	(2,928.54)	2,000.00
50099 - Community Social Activities	5,382.40	2,916.67	(2,465.73)	28,895.40	32,083.37	3,187.97	35,000.00
50120 - Website Services	615.71	5,000.00	4,384.29	7,916.73	55,000.00	47,083.27	60,000.00
Total Administration	105,531.53	81,841.67	(23,689.86)	1,023,665.06	900,258.37	(123,406.69)	982,100.00
Payroll							
50200 - Salaries - Administrative	48,601.96	55,500.00	6,898.04	559,602.03	610,500.00	50,897.97	666,000.00
50211 - W/C Insurance - Admin.	91.55	717.50	625.95	1,532.43	7,892.50	6,360.07	8,610.00
50212 - Employee Benefits - Admin.	7,413.52	8,333.33	919.81	103,923.45	91,666.63	(12,256.82)	100,000.00
50213 - Pension Plan - Admin.	1,536.14	1,916.67	380.53	17,476.07	21,083.37	3,607.30	23,000.00
50220 - Salaries - Maintenance	39,793.49	50,666.67	10,873.18	443,802.26	557,333.37	113,531.11	608,000.00
50231 - W/C Insurance - Maint.	381.38	2,362.50	1,981.12	13,409.82	25,987.50	12,577.68	28,350.00
50232 - Employee Benefits - Maint.	6,471.88	10,666.67	4,194.79	91,919.02	117,333.37	25,414.35	128,000.00
50233 - Pension Plan - Maint.	694.65	1,333.33	638.68	9,867.10	14,666.63	4,799.53	16,000.00
50242 - Salaries - Temp. Maint.	-	-	-	43,220.32	-	(43,220.32)	-
50243 - Salaries - Seasonal Pool Staff	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
50250 - Employer Payroll Taxes	6,590.62	9,012.50	2,421.88	78,621.28	99,137.50	20,516.22	108,150.00
50260 - Payroll Processing	492.80	656.25	163.45	5,478.00	7,218.75	1,740.75	7,875.00
50270 - Work Apparel & Safety Gear	1,235.75	1,666.67	430.92	10,783.07	18,333.37	7,550.30	20,000.00

Oakmont Village Association

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50280 - Service Appreciation	4,565.32	2,708.33	(1,856.99)	9,656.75	29,791.63	20,134.88	32,500.00
Total Payroll	117,869.06	146,373.75	28,504.69	1,389,291.60	1,610,111.25	220,819.65	1,756,485.00
Custodial & Maintenance							
51011 - Custodial Supplies & Services	4,310.27	2,583.33	(1,726.94)	27,930.76	28,416.63	485.87	31,000.00
51012 - OEPC Equipment	-	416.67	416.67	2,547.35	4,583.37	2,036.02	5,000.00
51014 - Golf Parcel Maintenance	(2,761.37)	-	2,761.37	31,213.63	-	(31,213.63)	-
51015 - Common Area Maintenance	665.22	5,416.67	4,751.45	25,637.76	59,583.37	33,945.61	65,000.00
51016 - Lighting & Electrical Maint.	7,493.89	1,000.00	(6,493.89)	24,492.77	11,000.00	(13,492.77)	12,000.00
51017 - Pest Control	390.00	500.00	110.00	3,980.00	5,500.00	1,520.00	6,000.00
51018 - Floors, Upholstery & Blinds	-	333.33	333.33	1,542.91	3,666.63	2,123.72	4,000.00
51020-01 - HVAC Contract - BRG	311.00	166.67	(144.33)	1,864.00	1,833.37	(30.63)	2,000.00
51020-02 - HVAC Contract - CAC	665.91	166.67	(499.24)	2,219.25	1,833.37	(385.88)	2,000.00
51020-03 - HVAC Contract - WRC	310.67	166.67	(144.00)	1,864.00	1,833.37	(30.63)	2,000.00
51020-04 - HVAC Contract - ERC	310.67	166.67	(144.00)	1,864.00	1,833.37	(30.63)	2,000.00
51021-01 - HVAC Repairs - BRG	-	416.67	416.67	1,507.26	4,583.37	3,076.11	5,000.00
51021-02 - HVAC Repairs - CAC	-	416.67	416.67	735.00	4,583.37	3,848.37	5,000.00
51021-03 - HVAC Repairs - WRC	-	166.67	166.67	1,090.25	1,833.37	743.12	2,000.00
51021-04 - HVAC Repairs - ERC	-	166.67	166.67	1,084.25	1,833.37	749.12	2,000.00
51022 - Plumbing Maintenance	-	416.67	416.67	4,323.91	4,583.37	259.46	5,000.00
51030 - A/V Equipment	732.26	416.67	(315.59)	5,749.83	4,583.37	(1,166.46)	5,000.00
51040 - Access Control - Gates & Doors	4,287.60	833.33	(3,454.27)	11,329.56	9,166.63	(2,162.93)	10,000.00
51050 - Leak Mitigation & Repair	-	166.67	166.67	1,295.00	1,833.37	538.37	2,000.00
51090 - Gasoline & Vehicle Maintenance	521.28	583.33	62.05	3,925.99	6,416.63	2,490.64	7,000.00
51091 - Generator Maintenance	4,527.71	666.67	(3,861.04)	4,953.98	7,333.37	2,379.39	8,000.00
Total Custodial & Maintenance	21,765.11	15,166.70	(6,598.41)	161,151.46	166,833.70	5,682.24	182,000.00
Grounds Common Areas							
51210 - Landscape Maintenance	4,540.88	4,333.33	(207.55)	46,789.54	47,666.63	877.09	52,000.00
51212 - Misc. Landscape & Greenery	3,728.65	4,166.67	438.02	91,516.97	45,833.37	(45,683.60)	50,000.00
51214 - Irrigation Maintenance	776.69	2,500.00	1,723.31	18,653.88	27,500.00	8,846.12	30,000.00
51218 - Tree Maintenance	-	10,000.00	10,000.00	52,092.19	110,000.00	57,907.81	120,000.00
51220 - Fire Danger Mitigation	4,493.33	13,333.33	8,840.00	92,405.39	146,666.63	54,261.24	160,000.00
Total Grounds Common Areas	13,539.55	34,333.33	20,793.78	301,457.97	377,666.63	76,208.66	412,000.00
Recreation							
53020 - Pool & Spa Supplies	95.79	2,500.00	2,404.21	10,300.80	27,500.00	17,199.20	30,000.00
53020-02 - Misc. Pool & Spa Repairs - CAC	813.23	416.67	(396.56)	28,086.97	4,583.37	(23,503.60)	5,000.00
53020-03 - Misc. Pool & Spa Repairs - WRC	489.83	416.67	(73.16)	15,070.07	4,583.37	(10,486.70)	5,000.00
53020-04 - Misc. Pool & Spa Repairs - ERC	510.20	416.67	(93.53)	19,337.31	4,583.37	(14,753.94)	5,000.00
53030 - Pond Maintenance	726.00	833.33	107.33	10,908.70	9,166.63	(1,742.07)	10,000.00
53040 - Fitness Maintenance & Training	360.00	1,666.67	1,306.67	10,483.31	18,333.37	7,850.06	20,000.00
53042 - Facility & Recreation Equip.	591.22	833.33	242.11	9,785.68	9,166.63	(619.05)	10,000.00

Oakmont Village Association

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53050 - Bowling Green Maintenance	3,176.12	2,083.33	(1,092.79)	30,821.85	22,916.63	(7,905.22)	25,000.00
53060 - Bocce Court Maintenance	-	83.33	83.33	-	916.63	916.63	1,000.00
53070 - Ball Court Maintenance	-	208.33	208.33	3,245.00	2,291.63	(953.37)	2,500.00
53080 - Library & Learning Center	-	125.00	125.00	258.00	1,375.00	1,117.00	1,500.00
53085 - Piano Maintenance	(170.00)	83.33	253.33	1,790.00	916.63	(873.37)	1,000.00
Total Recreation	6,592.39	9,666.66	3,074.27	140,087.69	106,333.26	(33,754.43)	116,000.00
Community Bus							
53500 - Community Bus Service	9,040.00	7,250.00	(1,790.00)	82,840.00	79,750.00	(3,090.00)	87,000.00
Total Community Bus	9,040.00	7,250.00	(1,790.00)	82,840.00	79,750.00	(3,090.00)	87,000.00
Patrol & Fire Systems							
54010 - Patrol Service	3,007.00	1,666.67	(1,340.33)	18,014.00	18,333.37	319.37	20,000.00
54030 - Fire System Maint. & Inspect.	656.25	416.67	(239.58)	2,077.50	4,583.37	2,505.87	5,000.00
54040 - Fire & Commercial Monitoring	687.00	416.67	(270.33)	3,993.86	4,583.37	589.51	5,000.00
54050 - Fire Extinguisher / AED Maint.	-	250.00	250.00	5,729.40	2,750.00	(2,979.40)	3,000.00
54060 - Community Fire Safety	-	416.67	416.67	1,127.71	4,583.37	3,455.66	5,000.00
Total Patrol & Fire Systems	4,350.25	3,166.68	(1,183.57)	30,942.47	34,833.48	3,891.01	38,000.00
Utilities							
55010-02 - Gas - CAC	5,552.48	5,000.00	(552.48)	50,467.16	55,000.00	4,532.84	60,000.00
55010-03 - Gas - WRC	1,969.09	2,333.33	364.24	25,976.00	25,666.63	(309.37)	28,000.00
55010-04 - Gas - ERC	3,882.43	3,583.33	(299.10)	36,938.65	39,416.63	2,477.98	43,000.00
55010-05 - Gas - OFF	118.60	175.00	56.40	1,786.27	1,925.00	138.73	2,100.00
55011-02 - Solar - CAC	2,515.08	5,416.67	2,901.59	51,562.76	59,583.37	8,020.61	65,000.00
55011-03 - Solar - WRC	1,106.05	2,500.00	1,393.95	23,192.03	27,500.00	4,307.97	30,000.00
55011-04 - Solar - ERC	820.14	2,166.67	1,346.53	18,964.73	23,833.37	4,868.64	26,000.00
55012-02 - Electricity - CAC	645.12	1,666.67	1,021.55	9,356.53	18,333.37	8,976.84	20,000.00
55012-03 - Electricity - WRC	257.89	416.67	158.78	737.63	4,583.37	3,845.74	5,000.00
55012-04 - Electricity - ERC	270.36	1,083.33	812.97	5,552.16	11,916.63	6,364.47	13,000.00
55012-05 - Electricity - OFF	670.14	666.67	(3.47)	8,640.97	7,333.37	(1,307.60)	8,000.00
55012-07 - Electricity - C/A	75.52	83.33	7.81	544.48	916.63	372.15	1,000.00
55014-01 - Water - BRG	1,638.54	1,333.33	(305.21)	16,791.73	14,666.63	(2,125.10)	16,000.00
55014-02 - Water - CAC	2,445.51	1,833.33	(612.18)	31,236.93	20,166.63	(11,070.30)	22,000.00
55014-03 - Water - WRC	1,485.25	1,166.67	(318.58)	13,085.83	12,833.37	(252.46)	14,000.00
55014-04 - Water - ERC	2,623.27	1,416.67	(1,206.60)	22,854.24	15,583.37	(7,270.87)	17,000.00
55014-07 - Water - C/A	523.59	250.00	(273.59)	4,585.91	2,750.00	(1,835.91)	3,000.00
55016 - Garbage	1,788.98	1,750.00	(38.98)	19,785.78	19,250.00	(535.78)	21,000.00
55018-01 - Communication Lines - BRG	913.15	750.00	(163.15)	7,900.86	8,250.00	349.14	9,000.00
55018-02 - Communication Lines - CAC	869.52	750.00	(119.52)	9,758.40	8,250.00	(1,508.40)	9,000.00
55018-03 - Communication Lines - WRC	982.23	750.00	(232.23)	7,723.25	8,250.00	526.75	9,000.00
55018-04 - Communication Lines - ERC	681.59	750.00	68.41	7,840.58	8,250.00	409.42	9,000.00
55018-05 - Communication Lines - OFF	1,014.35	750.00	(264.35)	10,745.39	8,250.00	(2,495.39)	9,000.00

Oakmont Village Association

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
55018-06 - Communication Lines - MNT	119.11	-	(119.11)	1,490.61	-	(1,490.61)	-
Total Utilities	32,967.99	36,591.67	3,623.68	387,518.88	402,508.37	14,989.49	439,100.00
Golf Course							
55085 - Golf Social Membership	39,916.00	40,000.00	84.00	438,481.00	440,000.00	1,519.00	480,000.00
Total Golf Course	39,916.00	40,000.00	84.00	438,481.00	440,000.00	1,519.00	480,000.00
Contingency							
55099 - Contingency	-	8,333.33	8,333.33	-	91,666.63	91,666.63	100,000.00
Total Contingency	-	8,333.33	8,333.33	-	91,666.63	91,666.63	100,000.00
Total Expense	351,571.88	382,723.79	31,151.91	3,955,436.13	4,209,961.69	254,525.56	4,592,685.00
Operating Net Total	26,734.67	(.71)	26,735.38	228,218.02	(7.81)	228,225.83	(8.00)

Oakmont Village Association

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Fund Balances							
35700 - Current ARF Funding	75,000.00	75,000.00	-	825,000.00	825,000.00	-	900,000.00
35710 - ARF Interest Earned	677.59	-	677.59	43,471.27	-	43,471.27	-
Total Fund Balances	75,677.59	75,000.00	677.59	868,471.27	825,000.00	43,471.27	900,000.00
Total Income	75,677.59	75,000.00	677.59	868,471.27	825,000.00	43,471.27	900,000.00

ARF Expense

Fund Balances							
36000-02 - Asphalt - CAC	-	1,711.75	1,711.75	-	18,829.25	18,829.25	20,541.00
36006-04 - Ball Courts - ERC	-	-	-	15,000.00	-	(15,000.00)	-
36009-02 - Swimming Pool - CAC	4,664.50	5,294.00	629.50	60,897.74	58,234.00	(2,663.74)	63,528.00
36009-03 - Swimming Pool - WRC	-	2,494.08	2,494.08	27,216.23	27,434.88	218.65	29,929.00
36009-04 - Swimming Pool - ERC	-	1,299.17	1,299.17	28,348.40	14,290.87	(14,057.53)	15,590.00
36010-02 - Spa - CAC	-	2,013.83	2,013.83	-	22,152.13	22,152.13	24,166.00
36010-03 - Spa - WRC	-	966.50	966.50	5,006.94	10,631.50	5,624.56	11,598.00
36010-04 - Spa - ERC	-	1,441.25	1,441.25	9,570.20	15,853.75	6,283.55	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	-	35,666.62	35,666.62	38,909.00
36053-04 - Wallcoverings - ERC	-	-	-	7,064.24	-	(7,064.24)	-
36055-01 - Lighting & Electrical - BRG	-	1,199.08	1,199.08	-	13,189.88	13,189.88	14,389.00
36055-02 - Lighting & Electrical - CAC	-	-	-	2,860.47	-	(2,860.47)	-
36055-03 - Lighting & Electrical - WRC	-	-	-	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	-	8,243.62	8,243.62	8,993.00
36056-02 - HVAC - CAC	5,939.07	1,349.42	(4,589.65)	5,939.07	14,843.62	8,904.55	16,193.00
36056-03 - HVAC - WRC	-	-	-	69,083.00	-	(69,083.00)	-
36056-04 - HVAC - ERC	-	1,569.25	1,569.25	-	17,261.75	17,261.75	18,831.00
36056-06 - HVAC - MNT	-	999.25	999.25	-	10,991.75	10,991.75	11,991.00
36057 - Landscaping	-	-	-	12,955.50	-	(12,955.50)	-
36057-02 - Landscape - CAC	-	7,275.42	7,275.42	-	80,029.62	80,029.62	87,305.00
36057-06 - Landscape - MNT	-	479.67	479.67	-	5,276.37	5,276.37	5,756.00
36073-01 - Appliances - BRG	-	979.42	979.42	9,030.00	10,773.62	1,743.62	11,753.00
36073-02 - Appliances - CAC	-	-	-	19,118.96	-	(19,118.96)	-
36073-04 - Appliances - ERC	-	710.67	710.67	-	7,817.37	7,817.37	8,528.00
36083-02 - Building Exterior - CAC Paint	-	3,238.00	3,238.00	-	35,618.00	35,618.00	38,856.00
36083-03 - Building Exterior - WRC Paint	-	3,697.67	3,697.67	-	40,674.37	40,674.37	44,372.00
36084-02 - Structural Repairs - CAC	-	748.83	748.83	-	8,237.13	8,237.13	8,986.00
36084-04 - Structural Repairs - ERC	-	584.67	584.67	-	6,431.37	6,431.37	7,016.00
36085-03 - Sauna - WRC	-	2,118.67	2,118.67	-	23,305.37	23,305.37	25,424.00
36086-02 - Fitness Equipment - CAC	-	-	-	7,995.41	-	(7,995.41)	-

Oakmont Village Association

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ARF Expense							
36120 - Decking/Balconies	-	-	-	5,000.00	-	(5,000.00)	-
36125-03 - Retaining Walls - WRC	-	935.42	935.42	-	10,289.62	10,289.62	11,225.00
36150-04 - Lakes/Ponds - ERC	-	2,598.33	2,598.33	-	28,581.63	28,581.63	31,180.00
36176-02 - A/V Equipment - CAC	-	1,611.00	1,611.00	-	17,721.00	17,721.00	19,332.00
36176-03 - A/V Equipment - WRC	5,669.09	854.17	(4,814.92)	5,669.09	9,395.87	3,726.78	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	-	43,423.38	43,423.38	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)	-
36360-03 - Flood Damage	-	-	-	(10,000.00)	-	10,000.00	-
36398 - State & Federal Taxes	-	-	-	4,277.00	-	(4,277.00)	-
36399 - Misc. Reserve Expense - ARF	4,778.60	675.50	(4,103.10)	5,089.30	7,430.50	2,341.20	8,106.00
36410 - Depreciation Expense	29,000.00	-	(29,000.00)	319,000.00	-	(319,000.00)	-
Total Fund Balances	50,051.26	54,784.44	4,733.18	762,695.72	602,628.84	(160,066.88)	657,413.00
Total Expense	50,051.26	54,784.44	4,733.18	762,695.72	602,628.84	(160,066.88)	657,413.00
ARF Net Total	25,626.33	20,215.56	5,410.77	105,775.55	222,371.16	(116,595.61)	242,587.00

Oakmont Village Association

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
CIF Income							
Fund Balances							
36500 - Current CIF Funding	83,334.00	83,334.00	-	916,674.00	916,674.00	-	1,000,008.00
36510 - CIF Interest Earned	485.29	-	485.29	4,664.66	-	4,664.66	-
Total Fund Balances	83,819.29	83,334.00	485.29	921,338.66	916,674.00	4,664.66	1,000,008.00
Total Income	83,819.29	83,334.00	485.29	921,338.66	916,674.00	4,664.66	1,000,008.00
CIF Expense							
Fund Balances							
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	19,607.44	-	(19,607.44)	217,972.76	-	(217,972.76)	-
36805 - Surveillance Cameras	-	-	-	9,474.35	-	(9,474.35)	-
Total Fund Balances	19,607.44	-	(19,607.44)	277,372.14	-	(277,372.14)	-
Total Expense	19,607.44	-	(19,607.44)	277,372.14	-	(277,372.14)	-
CIF Net Total	64,211.85	83,334.00	(19,122.15)	643,966.52	916,674.00	(272,707.48)	1,000,008.00
Net Total	116,572.85	103,548.85	13,024.00	977,960.09	1,139,037.35	(161,077.26)	1,242,587.00

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	528,006	531,267	527,781	527,273	529,189	527,565	526,267	528,953	529,405	529,395	527,802	-	5,812,903
41011 - (Waived Fire Assessments)	(424)	(339)	(233)	(339)	-	-	-	-	(339)	(113)	(113)	-	-1,900
41020 - Late Charges Billed	1,226	1,213	1,295	679	273	592	419	171	600	576	328	-	7,369
41040 - Interest Billed	184	232	181	140	93	122	96	45	116	64	31	-	1,303
41060 - Operations Interest Earned	413	99	192	300	323	306	387	365	350	405	412	-	3,551
Total Assessments & Banking	529,405	532,472	529,215	528,052	529,878	528,584	527,168	529,534	530,131	530,327	528,460	-	5,823,225
Miscellaneous													
43920 - New Member Fees	2,600	5,600	5,200	4,600	9,000	4,400	7,200	7,200	2,800	2,800	5,487	-	56,887
43925 - Owner Facility Use Cards	750	550	475	600	1,525	800	1,775	750	1,075	1,125	375	-	9,800
43926 - Guest Facility Use Cards	100	25	175	50	250	50	550	200	100	25	125	-	1,650
43927 - Ball Court Keys	4	4	18	8	8	10	24	4	22	12	10	-	124
43930 - Entry Devices	-	(50)	(150)	-	-	-	-	-	200	-	-	-	0
43940 - Facility Rental Fees	525	500	450	500	550	800	375	1,050	625	375	375	-	6,125
43942 - Piano Tuning	-	-	170	-	-	-	170	170	-	-	(510)	-	0
43946 - Gas Shutoff Wrenches	-	22	-	11	11	-	11	33	-	11	12	-	111
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)	417	-	342
43960 - Event Ticket Sales	160	840	4,530	2,711	2,812	4,175	4,825	-	(200)	2,130	1,740	-	23,723
43980 - Newsletter Revenue	150	150	150	150	150	150	150	150	150	150	150	-	1,650
43990 - Misc. Social Revenue / Expense	-	125	-	-	-	-	-	-	-	-	-	-	125
44000 - Other Miscellaneous Revenue	-	-	-	-	-	537	(113)	-	-	-	-	-	424
44150 - Insurance Settlements	10,000	-	-	(10,000)	-	-	-	-	-	-	-	-	0
Total Miscellaneous	13,674	8,876	11,660	(905)	13,526	11,362	14,572	10,012	4,786	6,359	8,181	-	102,103
Transfers to Reserves													
49010 - (CIF Funding)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	-	-916,674
49030 - (ARF Funding)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	-	-825,000

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Total Transfers to Reserves	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	-	-1,741,674
Total Income	384,745	383,014	382,541	368,813	385,070	381,612	383,406	381,212	376,583	378,352	378,307	-	4,183,654

Operating Expense

Administration	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	40	-	437
50004 - Volunteer Policy	-	61	25	25	25	25	25	25	25	25	25	-	286
50005 - Vehicle Policy	-	340	170	170	170	170	170	170	170	170	170	-	1,867
50006 - EQ Policy	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	-	93,920
50007 - D&O Policy	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	-	31,213
50008 - Fidelity Policy	736	736	736	736	736	568	568	568	568	568	568	-	7,084
50009 - Umbrella Policy	2,622	2,622	2,622	2,622	2,622	2,622	19,036	4,967	4,967	4,967	4,967	-	54,636
50010 - Package Policy	34,215	34,215	34,215	34,215	34,215	34,215	48,150	36,205	36,205	36,205	36,205	-	398,259
50011 - Cyber Policy	105	105	105	105	105	105	105	105	105	105	520	-	1,574
50012 - Postage & Shipping	640	6,463	510	(172)	1,278	4,647	793	1,353	2,868	928	6,598	-	25,905
50014 - Copies & Printing	46	51	7,721	196	5,931	192	7,571	1	1,323	614	1,062	-	24,709
50016 - Office Supplies & Services	207	2,047	883	780	861	1,588	666	1,568	406	867	2,923	-	12,797
50018 - Office Furnishings & Equipment	480	257	195	701	257	451	1,311	975	659	4,113	3,440	-	12,838
50021 - Banking, Late & Service Fees	-	84	119	170	169	133	242	192	125	136	142	-	1,512
50022 - CPA Services	-	-	-	-	8,100	445	-	-	-	-	-	-	8,545
50024 - Permits, Certifications & Fees	-	125	-	-	4,182	176	8,317	15	-	-	977	-	13,792
50025 - Movie & Music Licensing	1,021	690	670	670	652	6,162	(4,823)	697	642	670	707	-	7,759
50030 - Financial Management Contract	4,846	4,825	4,825	4,825	4,825	4,825	4,825	4,832	4,832	4,832	4,832	-	53,123
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	657	-	38,264
50037 - Meetings & BOD Supplies	-	-	678	287	2,073	457	127	(882)	-	178	859	-	3,777
50038 - Professional Services	-	3,757	146	-	19,807	6,458	-	1,500	6,127	11,841	8,344	-	57,979
50039 - Scheduling Software	-	150	2,202	-	-	-	-	-	-	-	-	-	2,352

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
50040 - Legal Services - General	2,175	2,437	2,885	3,815	5,281	2,970	1,500	1,470	649	1,891	770	-	25,840
50042 - Memberships & Publications	-	500	-	-	-	650	699	84	-	-	1,194	-	3,127
50043 - Budget & Reserve Studies	-	-	-	-	-	-	-	-	-	-	4,300	-	4,300
50044 - Oakmont 2030	-	3,500	-	-	-	-	187	-	-	84	-	-	3,771
50047 - Front Entrance Land Lease	219	219	219	219	219	219	219	255	255	255	255	-	2,553
50048 - Office Rent	7,075	7,075	7,075	7,075	7,075	7,075	7,075	7,287	7,287	7,287	7,287	-	78,674
50049 - Storage Rentals	404	404	404	428	428	428	428	428	428	476	476	-	4,732
50062 - Mileage & Relocations	4	71	92	117	207	88	137	90	143	128	210	-	1,288
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	633	-	4,762
50099 - Community Social Activities	-	3,972	241	3,919	3,015	1,684	6,423	3,899	301	58	5,382	-	28,895
50120 - Website Services	-	98	149	115	1,032	439	80	160	-	5,227	616	-	7,917
Total Administration	69,415	93,438	81,305	76,098	119,978	92,291	118,581	81,046	84,792	101,189	105,532	-	1,023,665
Payroll													
50200 - Salaries - Administrative	48,597	48,193	48,424	48,172	72,197	48,331	48,406	48,294	48,009	52,377	48,602	-	559,602
50211 - W/C Insurance - Admin.	303	123	183	122	123	123	(87)	244	61	246	92	-	1,532
50212 - Employee Benefits - Admin.	7,989	8,520	14,174	9,469	8,145	9,483	9,483	9,483	10,034	9,731	7,414	-	103,923
50213 - Pension Plan - Admin.	1,528	1,516	1,521	1,512	2,269	1,518	1,520	1,516	1,506	1,536	1,536	-	17,476
50220 - Salaries - Maintenance	33,524	33,234	31,352	33,866	60,267	39,621	45,277	45,335	41,888	39,645	39,793	-	443,802
50231 - W/C Insurance - Maint.	1,884	1,026	1,352	986	1,136	1,136	(181)	2,581	604	2,504	381	-	13,410
50232 - Employee Benefits - Maint.	9,692	7,443	3,436	7,311	7,087	8,977	11,152	9,806	9,497	11,046	6,472	-	91,919
50233 - Pension Plan - Maint.	924	920	859	961	1,367	863	933	909	735	702	695	-	9,867
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	6,591	-	78,621
50260 - Payroll Processing	465	469	469	474	919	493	493	221	490	493	493	-	5,478
50270 - Work Apparel & Safety Gear	1,303	757	787	947	359	1,112	794	635	823	2,029	1,236	-	10,783
50280 - Service Appreciation	-	2,722	86	211	315	492	130	749	129	257	4,565	-	9,657
Total Payroll	122,015	121,618	118,329	120,760	170,051	118,703	124,996	126,930	120,586	127,433	117,869	-	1,389,292

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Custodial & Maintenance													
51011 - Custodial Supplies & Services	1,532	1,925	2,562	2,690	2,397	3,154	1,846	2,045	2,150	3,319	4,310	-	27,931
51012 - OEPC Equipment	-	-	-	1,753	-	-	-	600	-	195	-	-	2,547
51014 - Golf Parcel Maintenance	85	530	-	-	30,000	3,360	-	-	-	-	(2,761)	-	31,214
51015 - Common Area Maintenance	1,958	4,899	3,208	2,037	904	6,515	1,495	2,329	1,083	545	665	-	25,638
51016 - Lighting & Electrical Maint.	-	2,870	469	2,370	-	88	-	942	7,816	2,445	7,494	-	24,493
51017 - Pest Control	390	270	310	415	470	270	535	270	390	270	390	-	3,980
51018 - Floors, Upholstery & Blinds	-	-	350	-	376	228	-	588	-	-	-	-	1,543
51020-01 - HVAC Contract - BRG	-	-	466	-	-	-	466	-	-	621	311	-	1,864
51020-02 - HVAC Contract - CAC	-	-	466	-	-	-	466	-	-	621	666	-	2,219
51020-03 - HVAC Contract - WRC	-	-	466	-	-	-	466	-	-	621	311	-	1,864
51020-04 - HVAC Contract - ERC	-	-	466	-	-	-	466	-	-	621	311	-	1,864
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	732	-	5,750
51040 - Access Control - Gates & Doors	505	128	511	1,925	422	507	900	1,643	-	502	4,288	-	11,330
51050 - Leak Mitigation & Repair	-	1,295	-	-	-	-	-	-	-	-	-	-	1,295
51090 - Gasoline & Vehicle Maintenance	-	420	339	322	563	365	522	265	324	285	521	-	3,926
51091 - Generator Maintenance	-	-	426	-	-	-	-	-	-	-	4,528	-	4,954
Total Custodial & Maintenance	6,381	12,687	10,115	13,118	39,361	14,937	7,250	9,893	11,763	13,882	21,765	-	161,151
Grounds Common Areas													
51210 - Landscape Maintenance	3,488	3,488	3,488	4,541	4,540	4,541	4,541	4,541	4,541	4,541	4,541	-	46,790
51212 - Misc. Landscape & Greenery	6,811	1,263	13,137	10,920	3,105	4,143	5,320	19,577	13,248	10,264	3,729	-	91,517
51214 - Irrigation Maintenance	937	-	-	310	4,000	1,275	633	1,713	6,348	2,661	777	-	18,654

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
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	4,493	-	92,405
Total Grounds Common Areas	16,973	4,750	18,513	16,296	24,595	55,508	51,260	40,953	28,327	30,744	13,540	-	301,458
Recreation													
53020 - Pool & Spa Supplies	1,304	1,086	(735)	245	1,755	-	-	1,749	-	4,800	96	-	10,301
53020-02 - Misc. Pool & Spa Repairs - CAC	709	-	2,586	6,003	2,563	7,994	2,494	548	1,446	2,931	813	-	28,087
53020-03 - Misc. Pool & Spa Repairs - WRC	-	-	1,385	2,634	1,459	2,028	1,544	148	3,415	1,966	490	-	15,070
53020-04 - Misc. Pool & Spa Repairs - ERC	810	119	771	1,768	2,021	3,811	5,620	631	963	2,313	510	-	19,337
53030 - Pond Maintenance	3,470	668	610	768	768	696	692	854	876	781	726	-	10,909
53040 - Fitness Maintenance & Training	675	360	829	360	2,845	952	360	360	3,022	360	360	-	10,483
53042 - Facility & Recreation Equip.	-	2,776	730	1,030	1,144	-	-	2,977	537	-	591	-	9,786
53050 - Bowling Green Maintenance	1,236	1,938	1,835	2,311	3,360	4,520	2,311	3,802	2,311	4,022	3,176	-	30,822
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	(170)	-	1,790
Total Recreation	8,374	7,535	8,107	15,119	19,501	20,255	13,192	11,499	12,571	17,344	6,592	-	140,088
Community Bus													
53500 - Community Bus Service	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	9,040	-	82,840
Total Community Bus	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	9,040	-	82,840
Patrol & Fire Systems													
54010 - Patrol Service	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,507	3,007	-	18,014
54030 - Fire System Maint. & Inspect.	-	-	-	240	-	-	-	-	-	1,181	656	-	2,078
54040 - Fire & Commercial Monitoring	227	1,027	-	227	687	-	227	687	-	227	687	-	3,994
54050 - Fire Extinguisher / AED Maint.	-	-	-	1,652	2,076	-	-	2,001	-	-	-	-	5,729
54060 - Community Fire Safety	-	-	-	-	-	757	(11)	-	-	382	-	-	1,128
Total Patrol & Fire Systems	1,727	2,527	1,500	3,618	4,263	2,257	1,716	4,188	1,500	3,296	4,350	-	30,942

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Utilities													
55010-02 - Gas - CAC	8,077	15,145	5,383	7,627	392	1,577	2,246	430	780	3,259	5,552	-	50,467
55010-03 - Gas - WRC	4,885	7,177	5,371	3,346	(764)	408	1,172	2	706	1,703	1,969	-	25,976
55010-04 - Gas - ERC	6,662	10,928	7,995	2,961	(74)	756	1,285	(386)	547	2,384	3,882	-	36,939
55010-05 - Gas - OFF	410	468	605	134	(22)	(23)	35	4	15	41	119	-	1,786
55011-02 - Solar - CAC	2,291	3,170	4,081	6,413	5,834	5,664	7,091	6,060	4,652	3,792	2,515	-	51,563
55011-03 - Solar - WRC	874	1,276	1,722	2,924	2,703	2,910	3,228	2,693	2,062	1,694	1,106	-	23,192
55011-04 - Solar - ERC	940	1,253	1,685	2,492	2,285	2,241	2,228	2,192	1,571	1,259	820	-	18,965
55012-02 - Electricity - CAC	1,165	4,063	294	696	(1,299)	830	401	576	1,442	543	645	-	9,357
55012-03 - Electricity - WRC	176	(952)	950	781	(1,339)	302	151	195	(115)	331	258	-	738
55012-04 - Electricity - ERC	1,373	3,585	1,301	842	(1,369)	(533)	(937)	(527)	1,326	221	270	-	5,552
55012-05 - Electricity - OFF	891	815	1,167	658	528	617	771	1,088	915	521	670	-	8,641
55012-07 - Electricity - C/A	45	89	73	54	54	62	56	46	18	(27)	76	-	544
55014-01 - Water - BRG	650	1,259	209	754	754	2,410	2,421	2,340	2,373	1,984	1,639	-	16,792
55014-02 - Water - CAC	986	1,909	2,186	2,450	2,450	1,720	5,195	4,369	4,382	3,146	2,446	-	31,237
55014-03 - Water - WRC	444	860	925	814	814	984	1,646	1,539	1,989	1,586	1,485	-	13,086
55014-04 - Water - ERC	434	841	1,149	1,039	1,039	1,923	4,228	3,415	3,278	2,885	2,623	-	22,854
55014-07 - Water - C/A	98	190	203	204	204	582	768	670	636	507	524	-	4,586
55016 - Garbage	1,812	1,789	1,789	1,789	1,873	1,789	1,789	1,789	1,789	1,789	1,789	-	19,786
55018-01 - Communication Lines - BRG	862	899	718	575	712	644	644	644	644	645	913	-	7,901
55018-02 - Communication Lines - CAC	951	841	1,064	588	1,105	866	866	868	868	872	870	-	9,758
55018-03 - Communication Lines - WRC	739	968	797	513	697	605	605	606	606	606	982	-	7,723
55018-04 - Communication Lines - ERC	805	765	824	588	772	680	680	681	681	682	682	-	7,841
55018-05 - Communication Lines - OFF	747	2,897	(194)	311	1,420	998	867	991	791	903	1,014	-	10,745
55018-06 - Communication Lines - MNT	50	219	84	135	185	135	135	135	85	207	119	-	1,491

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Utilities	36,367	60,453	40,379	38,689	18,954	28,147	37,572	30,419	32,039	31,531	32,968	-	387,519
Golf Course													
55085 - Golf Social Membership	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	39,916	-	438,481
Total Golf Course	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	39,916	-	438,481
Total Expense	308,582	350,202	325,442	330,934	443,931	379,326	401,786	352,183	338,832	372,647	351,572	-	3,955,436
Operating Net Total	\$76,163	\$32,812	\$57,099	\$37,879	(\$58,861)	\$2,286	(\$18,381)	\$29,030	\$37,751	\$5,705	\$26,735	-	\$228,218

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ARF Income													
Fund Balances													
35700 - Current ARF Funding	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	-	825,000
35710 - ARF Interest Earned	1,950	949	2,790	1,085	1,138	2,896	2,574	25,593	2,747	1,073	678	-	43,471
Total Fund Balances	76,950	75,949	77,790	76,085	76,138	77,896	77,574	100,593	77,747	76,073	75,678	-	868,471
Total Income	76,950	75,949	77,790	76,085	76,138	77,896	77,574	100,593	77,747	76,073	75,678	-	868,471

ARF Expense

Fund Balances													
36006-04 - Ball Courts - ERC	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000
36009-02 - Swimming Pool - CAC	-	27,225	9,958	7,115	-	-	-	-	-	11,936	4,665	-	60,898
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
36056-02 - HVAC - CAC	-	-	-	-	-	-	-	-	-	-	5,939	-	5,939
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
36176-03 - A/V Equipment - WRC	-	-	-	-	-	-	-	-	-	-	5,669	-	5,669
36176-04 - A/V Equipment - ERC	-	-	-	-	-	-	-	-	7,634	-	-	-	7,634

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ARF Expense													
36205-03 - Flooring - WRC	-	-	-	-	-	-	-	5,026	-	-	-	-	5,026
36205-06 - Flooring - MNT	-	-	-	-	5,019	-	-	-	-	-	-	-	5,019
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	4,779	-	5,089
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	-	319,000
Total Fund Balances	29,000	56,225	50,224	26,115	34,019	54,174	87,765	241,809	52,120	81,193	50,051	-	762,696
Total Expense	29,000	56,225	50,224	26,115	34,019	54,174	87,765	241,809	52,120	81,193	50,051	-	762,696
ARF Net Total	\$47,950	\$19,724	\$27,566	\$49,970	\$42,119	\$23,722	(\$10,192)	(\$141,216)	\$25,626	(\$5,121)	\$25,626	-	\$105,776

Oakmont Village Association

Summary Statement of Revenues and Expenses For 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
CIF Income													
Fund Balances													
36500 - Current CIF Funding	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	-	916,674
36510 - CIF Interest Earned	403	388	425	362	323	402	454	471	463	488	485	-	4,665
Total Fund Balances	83,737	83,722	83,759	83,696	83,657	83,736	83,788	83,805	83,797	83,822	83,819	-	921,339
Total Income	83,737	83,722	83,759	83,696	83,657	83,736	83,788	83,805	83,797	83,822	83,819	-	921,339
CIF Expense													
Fund Balances													
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	19,607	-	217,973
36805 - Surveillance Cameras	-	-	-	9,474	-	-	-	-	-	-	-	-	9,474
Total Fund Balances	20,732	28,323	18,528	29,870	19,631	20,172	19,414	62,172	19,835	19,086	19,607	-	277,372
Total Expense	20,732	28,323	18,528	29,870	19,631	20,172	19,414	62,172	19,835	19,086	19,607	-	277,372
CIF Net Total	\$63,005	\$55,399	\$65,231	\$53,825	\$64,025	\$63,563	\$64,374	\$21,633	\$63,962	\$64,736	\$64,212	-	\$643,967
Net Total	\$187,119	\$107,936	\$149,896	\$141,674	\$47,283	\$89,572	\$35,802	(\$90,553)	\$127,339	\$65,320	\$116,573	-	\$977,960

Oakmont Village Property Corporation

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
14100 Umpqua Bank Checking	3,130.36
14107 CourseCo. Bank Account	0.00
Total Bank Accounts	\$3,130.36
Other Current Assets	
14105 Cash in Investments	0.00
14160 Construction in Process	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$3,130.36
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
Total Fixed Assets	\$5,948,062.87
Other Assets	
15100 Liquor Licenses	166,000.00
Total Other Assets	\$166,000.00
TOTAL ASSETS	\$6,117,193.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
27020 Accounts Payable	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00

Oakmont Village Property Corporation

Balance Sheet

As of November 30, 2023

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

Oakmont Village Property Corporation

Profit and Loss

January - November, 2023

	TOTAL
Income	
60200 Other Income	2,761.37
Total Income	\$2,761.37
GROSS PROFIT	\$2,761.37
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
Total Expenses	\$5,603.37
NET OPERATING INCOME	\$ -2,842.00
NET INCOME	\$ -2,842.00

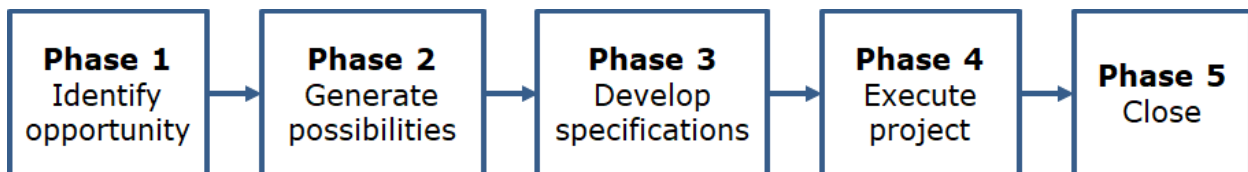
OAKMONT VILLAGE ASSOCIATION
Long Range Planning Committee
Report to Board of Directors, December 19, 2023

In November, the Board of Directors (BOD) appointed Rex Fuller as chair of the Long Range Planning Committee. The LRPC met on December 4 and heard reports from Steve Spillman (alternate Board Liaison) and Christel Antone (OVA General Manager). Much of this discussion focused on the upcoming December BOD meeting and the expected vote on a contract for ArchiLOGIX.

The LRPC continues to support the next step in the 2030 process which will require the assistance of professional planners. This was first recommended by the LRPC in June 2023, when the LRPC “decided to create a recommendation to be submitted to the OVA Board at their 6/20/23 meeting which supports the continued scope of work from Mitch Conner and ArchiLOGIX.” This unanimous recommendation supports the next phase of the 2030 planning process.

As noted in the March 2022, Oakmont BOD Project Oversight Process, the process has five phases:

- Phase 1 – Identify and **assess the opportunity**.
- Phase 2 – **Generate possibilities** (through divergent thinking) and **select the preferred alternative** (through convergent thinking).
- Phase 3 – **Develop detailed specifications** for the preferred alternative.
- Phase 4 – **Execute the preferred alternative** consistent with the specifications.
- Phase 5 – **Close the project** and do a “project lookback.”



As the 2030 process moves from “divergent thinking” to “convergent thinking,” the use of professional planners is the necessary next step. Moreover, the oversight process called for engagement of “**outside professionals** when needed to ensure availability of needed skills and expertise.”

The LRPC brainstormed on how it can assist in this phase of the process, if the BOD approves a contract for professional planners. The LRPC reached consensus that working groups can be created to assist the professional planners in their work. For example, the LRPC envisions hosting “town hall” meetings to discuss ideas that are created in this convergent stage of the process.

In summary, the LRPC fully supports hiring ArchiLOGIX and looks forward to playing a key role in the next phase of the 2030 process. Additionally, the LRPC expects to utilize working groups to address the various aspects of the LRPC charter.

Respectfully submitted, Rex Fuller LRPC Chair

**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

PAINTING 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

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

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)

Open Forum Resolution

Person Submitting: Mark Randol

Date Submitted: November 2, 2023

Resolution Content:

Whereas the fundamental purpose of allowing public comment in open meetings is to promote transparency, accountability, and public participation in the decision-making processes of government agencies and public bodies;

And whereas the Oakmont Village Association (OVA) provides full information to its membership about proposed resolutions and other matters that will come before the OVA Board of Directors in advance of its open meetings;

And whereas, the Oakmont Village Association (OVA) provides an opportunity for public comment during the “Open Forum” agenda item at its monthly Open Board of Directors meetings which meets the requirements of California’s “open meeting” laws as affirmed by OVA’s community associations attorney, Nathan McGuire;

And whereas an orderly and thoughtful discussion of agenda items by and among the directors of the OVA at a meeting open to the public is necessary for effective decision making and governance of the association;

Be it resolved:

- a) The resolution, “Open Forum Prior to Voting on Each Business Item,” dated June 18, 2019 is hereby rescinded.
- b) Public comment at open meetings of the OVA Board of Directors shall be permitted only during the “Open Forum” portion of those meetings.

Background: See attached resolution dated June 18, 2019.

Fiscal Impact: None.

CENTRAL COMPLEX RESOLUTION

December 19, 2023

Board members submitting: Steve Spillman and Iris Harrell

Resolution: Central Complex Area

Date Submitted: November 29th, 2023

Resolution Content:

Whereas the Board has reviewed the 2030 documented feedback from the 2030 Committee collected over the last 3 years;

Whereas the Board has written its list of ideas to be included in the next step of future Central Area Complex updates;

Whereas the Board has asked the Oakmont community at large to give their own additional ideas for suggested needs of the Central Area Complex;

Therefore Be it Resolved:

The OVA Board hire Mitch Conner of Archilogix as a community planning consultant and architect to:

1. Use a comprehensive approach to prepare a minimum of 3 conceptual site plans for addressing the future needs and parking impact of the Oakmont Central Complex
2. Guide a necessary parking study of the Oakmont Central Complex hired directly by OVA, as well as incorporate ADA/Accessibility information for CAC, Central Pool, cabana, Berger Center, and Maintenance Building
3. Coordinate collection of existing as-built site information and provide any needed additional building information of Central Complex structures
4. Coordinate and in interact with the City of Santa Rosa and other agencies to assess regulatory impacts on the master planning and preliminary design concepts
5. Work with the City of Santa Rosa Planning and Building departments before final drawing exhibits are reports are completed

6. In coordination with the OVA General Manager, Archilogix will confirm the space needs as mentioned in the 2030 documents, along with additional input as needed for Central Complex Area projects being proposed. Community engagement and collaboration for this input from the residents' facility users will be managed by OVA's General Manager.

7. Prepare design sketches and related support materials for selected 2030 projects.

8. Archilogix to assist OVA provided cost consultant/General Contractor with development of conceptual cost modeling budgets for each proposed site improvement. NOTE: This information with design sketches and costs for the final ideas will be displayed for 1 month in the Berger Center for entire community to review.

9. Facilitate presentations of the planning and design information to the Oakmont Community as requested.

10. Deliver a final work product that will include a summary of all building and site improvement requirements, summary of existing conditions for possible future building future improvements, opportunities and any constraint analysis for existing site conditions

11. Deliver a written a comprehensive detailed narrative that includes the conceptual site plans and design graphics for each master plan design option, building diagrams that describe viable and recommended building layouts, common areas and circulation schemes analysis, along with exterior building design studies.

NOTE: The result of this work will be used by future OVA Boards and our General Manager as a facilities planning tool for improvements to the Central Area Complex.

Fiscal Impact:

Archilogix: not to exceed \$85,000 on a time and materials basis.

PARKING STUDY RESOLUTION FOR CENTRAL COMPLEX AREA

December 19, 2023

Board Members submitting: Steve Spillman and Iris Harrell

Resolution: Parking Study for Central Complex Area

Date Submitted: December 19, 2023

Resolution Content:

Whereas the Board will need to provide a parking study to complete the proposed Central Complex Area master site plan

Therefore Be It Resolved:

1. The OVA Board hire W-Trans Parking Study Engineers, per the recommendation and vetting by Community Planner and Architect, Mitch Conner in order for the Central Complex Area master planning to be completed with knowledge and official reports of current parking conditions, requirements and current city regulations that will guide what options may or may not be feasible.
2. W-Trans work will be coordinated and guided by Mitch Conner of Archilogix for what is needed in order to consult with the city planning and building departments to determine future parking requirements that would be attached to any future improvements of the Central Complex Area.
3. W-Trans contracted work will include in its study the current Central Complex Area conditions and proposed parking mitigation measures, including the City's new proposed General Plan requirements and guidelines.
4. W-Trans work and reports will include off-street parking requirements for the proposed land uses through a review of the City of Santa Rosa's Zoning Code with a focus on senior uses, as well as any relevant State laws.
5. W-Trans work will include a documented field survey in the area, along with a parking occupancy study that will be conducted one weekday and one Saturday
6. Based on the analysis, W-Trans will provide parking management recommendations pertaining to both on-street and off-street parking and shared parking considerations
7. A formal report with the analysis of the parking data, parking requirements, and parking management recommendations will be prepared for Archilogix in its consultations with the city planners. Comments from the city staff on the parking report will be addressed and submitted to the city staff and a final letter of report submitted.

Fiscal Impact:

W-Trans Parking Study Engineers contract-not to exceed \$15,000 on a time and materials basis

2024 Insurance Renewal Resolution

December 19, 2023

Person Submitting: Christel Antone, GM

Date Submitted: December 19, 2023

Resolution Content:

Whereas, the Associations insurance policies renew in January 1, 2024, and

Whereas, the Association has received quotes for insurance through our broker, Cline Insurance for general liability, auto coverage, commercial umbrella, D&O coverage, fiduciary, earthquake, and flood, and

Whereas the Association has approved the following budgeted amounts for each category,

Insurance	2024 Budgeted	Cline Proposal
Fiduciary Policy	\$ 500	\$477
Volunteer Policy	\$ 300	\$300
Gen. Liability incl. Vehicle Policy*	\$ 3,000	\$46,906
EQ Policy (& Flood)	\$118,000	\$117,356
D&O Policy	\$ 34,000	\$32,350
Fidelity Policy	\$ 8,500	\$8,500
Umbrella Policy	\$ 68,000	\$64,963
Property Policy*	\$651,000	\$81,512 - \$371,522
Cyber, Equipment, Events & Admin.	\$ 1,600	\$2,886
Total	\$884,900	\$645,260

Be it Resolved:

RESOLVED: The Board approves the Cline Insurance Agency insurance proposals in the amount not to exceed \$645,260 with funds allocated from the Operating Account.

Fiscal Impact: not to exceed \$645,260

Documents Attached: Cline Insurance Proposals

*Package Policy is no longer available; General Liability and Property Policies are separate.



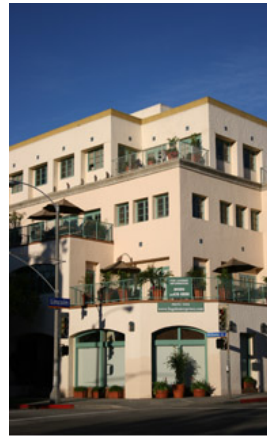
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Master Insurance Renewal Proposal
Prepared For:

Oakmont Village Association
December 15, 2023

COMMERCIAL PROPERTY COVERAGE
Summary Table of Options received as of 12/15/2023

Facility(ies) + Premium	Limits + Deductibles + Property Covered	NOTES (+ PROS / - CONS)
Incumbent Providers \$371,522	\$10M Primary Loss Limit + \$5.9M excess \$25M \$25,000 Ded. except \$100,000 Water Damage ALL property features reflected in our Statement of Values	+ Broadest scope of property covered; includes OVA's extensive Outdoor Property features. + Pricing is comparable (actually, \$2,155 less) to what OVA paid for these corresponding layers last year. - There is a \$15M UNINSURED layer excess of \$10M. (The carrier who offered 1/3 of this layer last year was unable to offer renewal this year.) - Still VERY expensive!
Wildfire Defense Insurance Services (WDIS) \$179,051	\$10M Primary Loss Limit <u>PER BUILDING:</u> \$25,000 Ded. except \$50-100K Water Damage and \$100-250K Smoke Damage (depending on building size) Buildings and Contents ONLY	+ Pricing + Includes Wildfire Defense Services (see flyer) + Special Form coverage (open perils) - High Deductibles (apply per building) - Only \$10M Limit for Buildings & Contents ONLY. EXCLUDES coverage for Outdoor Property, Equipment, and OVA Income.
WDIS Option 2 – PENDING (indication ONLY) \$265,000	\$19,654,000 Limit for total estimated Buildings and Contents Values Same as above	+ Same as above + Estimated full coverage for OVA Buildings & Contents - Same as above, except higher limit
Multifamily Risk Management Group (MRMG) \$81,512 annualized* <i>*must be written on 5/15 renewal term – would be short-termed and prorated accordingly</i>	Leased Parcel + Central Rec ONLY – \$14,423,805 \$25,000 Ded. except \$100,000 Water Damage Buildings, Contents incl. Equipment, Outdoor Property (limited to \$100K per location), OVA Income	+ Pricing + Special Form INCLUDING Equipment Breakdown + Includes coverage for Equipment & Income - Still awaiting approval for East and West Rec Centers - Coverage for Outdoor Property is very limited - Dog Park location ineligible for program - Excludes Paved Surfaces, Bridges, Docks, and Underground Property
MRMG Option 2 – PENDING APPROVAL (indication ONLY) \$200,000 annualized*	All Locations (4) excluding Dog Park – \$22,408,805 Same as above	+ Same as above + Most coverage for the price, of all options received to date - Same as above, but includes East & West

Continued, Next Page...

EQUIPMENT BREAKDOWN

Deductible – \$10,000 PD; 24 hours EE

Property Damage (PD):	\$ 20,070,430	Includes Buildings & Contents
Business Income (BI):	Not Included	Please advise if desired
Extra Expense:	\$ 100,000	
Data Restoration:	\$ 25,000	
Expediting Expense:	\$ 100,000	
“Fungus”, Wet Rot, Dry Rot, Bacteria:	\$ 15,000	
Hazardous Substances:	\$ 25,000	
Water Damage Limitation:	\$ 250,000	
Ordinance or Law:	\$ 100,000	

Coverage for loss due to mechanical or electrical breakdown of nearly any type of equipment, including elevators, air conditioning units, and countless others. Coverage applies to the cost to repair or replace the equipment and any other property damaged by the equipment breakdown. Resulting extra expense loss is covered as well. Policy includes Joint Loss Agreement, New Generation Valuation, Specified Perils Elimination, Green Coverage Enhancements. Exclusions include Business Income, Ordinary Payroll, Diagnostic Medical Equipment; additional exclusions apply per policy forms.

GENERAL LIABILITY

Deductible – NONE

Each Occurrence (<i>Bodily Injury or Property Damage</i>)	\$ 1,000,000
General Aggregate	\$ 2,000,000
Products & Completed Operations	\$ 2,000,000
Personal & Advertising Injury (<i>Any One Person/Org</i>)	\$ 1,000,000
Damage to Premises Rented (<i>Any One Premises</i>)	\$ 100,000
Medical Expense (<i>Any One Person</i>)	\$ 5,000

Extends Automatic Coverage to Property Manager and/or Company

*Includes **Condominium Financial Management (CFM)** as Additional Insured as required by contract**

*Includes **SRJC** as Additional Insured as respects the Osher Lifelong Learning classes held on OVA premises**

*Includes **KBJ Properties, LLC (landlord)** as Additional Insured as respects the leased office at 6637 Oakmont Dr.*

*Includes **CalTrans** as Additional Insured as respects the leased parcels at Hwy-12 & Oakmont Dr.*

It is our understanding that these parties have consented in writing to a **mutual hold harmless agreement*

Protects the Association against sums that you become legally obligated to pay as damages because of bodily injury or property damage to which the insurance applies. This policy has the right and duty to defend you against any suit seeking these damages. Exclusions include those referenced in CG0001 and Communicable Disease, Employment-Related Practices, **Liquor except for Scheduled Premises/ Activity**, Designated Ongoing Operations, Fungi or Bacteria, Lead, Asbestos, Subsidence, Abuse or Molestation; per policy forms.

COMMERCIAL AUTO

Deductible – None for Liability; \$500 Comprehensive/ \$1,000 Collision

Liability	\$ 1,000,000	scheduled, hired, non-owned autos (7, 8, 9)
Medical Payments	\$ 5,000	each insured – scheduled autos (7)
UM (<i>Uninsured Motorist</i>)	\$ 1,000,000	combined single limit – scheduled autos (7)
UIM (<i>Under-insured Motorist</i>)	\$ 1,000,000	combined single limit – scheduled autos (7)
Comprehensive	Included; See Vehicle Schedule, below	
Collision	Included; See Vehicle Schedule, below	

Coverage for Towing & Labor and Rental (Temporary Replacement) is not currently included; please advise if desired.

Vehicle Schedule:

- 1) 2016 Nissan Frontier – IN6BD0CT1GN777333; Original Cost When New: \$25,099

Continued, Next Page...

COMMERCIAL UMBRELLA/ EXCESS LIABILITY

Retained Limit – \$10,000

Per Occurrence/Limit **\$ 15,000,000 combined/ total**

Please advise if any additional limit options are desired.

Acts in Excess of the General Liability and Auto Liability coverages; excludes D&O and Employer’s Liability

Provides added protection over and above the general liability and auto liability limits of insurance. Coverage is afforded to protect (defend and indemnify) the Association against being underinsured in the event of a large liability loss or multiple losses within the same policy year. Exclusions include Directors & Officers Liability, Employer’s Liability, Abuse or Molestation, Subsidence, Athletic Participants & Officials, Fungi or Bacteria, Employee Benefits Liability, Lead, Cyber Liability and Electronic Data, Silica or Silica-Related Dust; see policies for complete terms, limitations & exclusions. *Subject to binding underlying GL/Auto with Philadelphia; signed applications, and confirmation of employee training program with cell phone usage policy updated annually*

IMPORTANT: *The Davis-Stirling Act of the CA Civil Code stipulates that community associations with more than 100 units must maintain at least **\$3,000,000 per occurrence** in general liability limits in order to be privy to its protections. At minimum, a \$2M commercial umbrella policy is necessary to satisfy this requirement, and higher limits are available (and recommended) for additional protection.*

DIRECTORS & OFFICERS + EMPLOYMENT PRACTICES LIABILITY

Claims-Made Coverage; Prior & Pending Litigation Date: 1/01/2019

Retentions – \$100,000 D&O; \$75,000 EPLI

Per Occurrence/Limit (Shared Limit) **\$ 1,000,000**

Important Coverage Notes:

- Defense Costs are **INSIDE** the Policy Limits
- EPLI Coverage **includes Third Party Liability** Coverage
- Excludes Prior Acts (allegations pertaining to wrongful acts that *occurred* prior to 1/01/19)
- Fully Non-Rescindable Coverage
- Defense for Wage & Hour Claims sub-limited to \$100K (subject to \$100K retention)
- Defense for Non-Monetary Claims sub-limited to \$100K per occ./ \$300K aggregate (subject to \$150K retention)
- Workplace Violence Sub-Limit: \$250,000

Coverage extends to Oakmont Village Property Corporation (OVPC) as a subsidiary of OVA

Coverage extends to financial manager (CFM) when a co-defendant, per policy forms

Protects prior and current Board members, as well as the Association, from damages and defense costs resulting from **wrongful act** allegations and lawsuits. Exclusions include **Biometric Privacy Claims**, Sexual Abuse, Bodily Injury & Property Damage, Builder/Developer, Lien or Foreclosure Disputes, Prior Acts (prior to 1/01/19), Network Security and Privacy Information; per policy forms.

VOLUNTEER ACCIDENT

Deductible – NONE

Accidental Medical Expense Benefits **\$ 100,000 Maximum**

Scope of Coverage **Full Excess**

Accidental Death Benefit **\$ 25,000**

Accidental Dismemberment Benefit **Up to \$50,000**

Based on/ Subject to no more than 100 Volunteers

Please review the policy for the full schedules of Covered Losses, Expenses & Benefits. Loss must occur within 365 days of the Covered Accident. Eligible Persons include **All Registered Volunteers** of the Policyholder. Covered Activities include participation in and attendance at all volunteer activities supervised and sponsored by OVA. Overnight supervised and sponsored activities with duration of over 7 days and related travel are **NOT** covered. Please consult the policy for a complete listing of coverage terms, conditions, limitations and exclusions.

Continued, Next Page...

FIDUCIARY LIABILITY

Retention – NONE

Fiduciary Liability Limit	\$ 1,000,000	
Settlement Program <u>Sub-Limit</u>	\$ 250,000	for each Settlement Program Notice
HIPAA <u>Sub-Limit</u>	\$ 1,000,000	
Shared Additional Defense Limit	N/A	<i>Advise if desired</i>

Sub-Limits are included within, and not additional to, the Fiduciary Limit of Liability

***For Year 2 of 3 of a proposed 3-year policy term (2022-2025)** with annual reinstatement of limits
 Continuity Date: 4/01/2008 / Prior & Pending Proceeding Date: 4/01/2008

Protects ERISA fiduciaries from the financial liabilities associated with their role in managing an employee benefit plan. Fiduciary Liability insurance not only covers administrative errors & omissions (such as handling records, enrolling/ terminating/ cancelling employees under any plan, interpreting plan benefits) but also potential personal liability for a breach of a fiduciary duty in connection with an employee benefit plan. Claim scenarios might include a loss due to a delayed transfer balance, an administrator’s failure to monitor investments, etc.

CYBER LIABILITY/ DATA BREACH

Retention – \$2,500

Policy Aggregate Limit	\$ 100,000	
LIABILITY		
Network & Information Security Liability	\$ 100,000	
Regulatory Defense & Penalties	\$ 100,000	
Multimedia Content Liability	\$ 100,000	
PCI Fines & Assessments	\$ 100,000	
BREACH RESPONSE		
Breach Response Costs	\$ 100,000	
Incident Response Services	\$ 100,000	<i>(No Retention applies to this coverage)</i>
Crisis Management & Public Relations	\$ 100,000	
Cyber Extortion	\$ 100,000	
Digital Asset Restoration	\$ 100,000	

Claims-Made Policy; Full Prior Acts coverage. Duty to Defend; First Dollar Defense. Exclusions include Other than Certified Acts of Terrorism, California Punitive Damages, and others as fully described in the policy. Additional coverage and higher limits are available by endorsement; please advise if desired.

Continued, Next Page...

EARTHQUAKE & FLOOD COVERAGE

EQ Deductible – 15%* of the values at risk per Location, subject to \$50,000 Minimum Total EQ Deductible per occurrence; **Flood Deductible – \$50,000** per occurrence

EQ Policy Limit/ Total Insurable Values (TIV): **\$29,050,000**
 Flood Sub-Limit: **\$15,000,000**

Replacement Cost; Agreed Value; Values to be reported at 100% annual exposure – please review the enclosed Statement of Values for accuracy/ adequacy and alert us right away if any changes are needed.

Conditions/ Subjectivities:

- Business Income/ Maintenance Fees coverage is subject to a monthly limit of indemnity of 50%
- Building Ordinance/ Code Upgrade sub-limits: Part A (Loss to Undamaged Portion): **Included**; Parts B&C Combined (Demolition & Increased Cost of Construction): **\$2,500,000** Combined Sublimit
- EQ-Induced Ensuing Water Damage: **\$1,500,000** Sublimit
- Subject to **Satisfactory Inspection & Company Approval**
- Special Form Underlying Property Coverage to be maintained at all times
- Subject to **Signed Application, Statement of Values and D-I (Surplus Lines) Disclosure**
- 25% Minimum Earned Premium

Exclusions include Terrorism, Sprinkler Leakage (EQSL), Flood for properties located in a 100-year floodplain, Theft, Pollution, Contamination, Asbestos, Seepage, Mold; per policy forms. Consult policy for complete/ exact terms.

***NOTE:** 20% EQ Deductible available for **\$109,618** total (savings of \$7,738); please advise if you prefer to bind coverage at this higher deductible option.

This proposal contains only a general description of coverage and is not a statement of contract. Please consult the policies for exact/complete coverage terms, conditions, limitations & exclusions.

See Premium Summary, next page...

CARRIERS:

TBD – COMMERCIAL PROPERTY

TRAVELERS INS. GROUP (ADMITTED: A+, XV) – EQUIPMENT BREAKDOWN; FIDUCIARY LIABILITY
PHILADELPHIA INDEMNITY INS. CO. (ADMITTED: A++, XV) – GENERAL LIABILITY; COMMERCIAL AUTO;
 COMMERCIAL UMBRELLA (\$2M); VOLUNTEER ACCIDENT

JAMES RIVER INS. CO., ET AL (NON-ADMITTED: A- & BETTER) – EXCESS LIABILITY (\$13M)

RSUI INDEMNITY CO. (ADMITTED: A+, XIV) – D&O LIABILITY

ARCH SPECIALTY INS. CO., ET AL (NON-ADMITTED: A- & BETTER) – CYBER LIABILITY

QBE SPECIALTY INS. CO. (NON-ADMITTED: A- & BETTER) – EARTHQUAKE + FLOOD

PREMIUM SUMMARY

Prepared for Oakmont Village Association

Please indicate your acceptance/ rejection of each line of coverage by initialing in the right-hand columns.

DESCRIPTION OF COVERAGE	PREMIUM <i>(may include fees/tax)</i>	Please Initial (Each Line)	
		Accept	Reject
Commercial Property (SEE TABLE OF OPTIONS)	TBD	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Equipment Breakdown (\$20,070,430) \$10,000 Deductible	\$ 1,485	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
General Liability (\$1,000,000 / \$2,000,000)	\$ 45,321 ¹	_____	_____
Scheduled Auto Coverage (\$1,000,000) \$500 Comprehensive Ded. / \$1,000 Collision Ded.	\$ 1,585 ¹	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Commercial Umbrella (\$2,000,000) Excess of General Liability and Auto Liability	\$ 10,096 ¹	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Excess Liability (\$13,000,000) <i>(for \$16M total per occurrence in GL and Auto Liability)</i>	\$ 54,867	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
D&O + Employment Practices Liability (\$1,000,000) \$150,000 D&O Retention; \$100,000 EPLI Retention	\$ 32,350	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Volunteer Accident (\$100,000) No Deductible	\$ 300 ¹	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Fiduciary Liability (\$1,000,000) No Deductible	\$ 477 ²	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Cyber Liability/ Data Breach (\$100,000) \$2,500 Retention	\$ 1,401	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
Earthquake & Flood (\$29,050,000) 15% EQ Deductible; \$50,000 Flood Deductible	\$ 117,356 ³	_____	_____
		<small>(Initials)</small>	<small>(Initials)</small>
TOTAL PREMIUM:	<i>as per your selections above</i>		

Does NOT include Liquor Liability, Fidelity/ Crime or Workers Compensation insurance. | ¹Direct bill by Philadelphia; **please pay Volunteer Accident premium (\$300) before 1/01/24.** | ²Installment 3 of 3, based on a 3-year policy term (1/01/2022-1/01/2025), direct bill by Travelers. | ³See page 5 for higher EQ Ded. option.

Expiring Premiums (2023): \$632,617

I/We accept the options as indicated above.

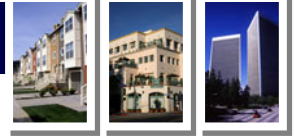
Please Renew Coverage effective

January 1, 2024

Signature: _____ Title _____ Date _____

*Please note that up to 35% of each premium plus all taxes & fees may be fully earned in the event of early cancellation. In addition, the carrier may be entitled to a Short Rate Cancellation Penalty which is equivalent to 10% of the *unearned* premium.

This proposal contains only a general description of coverage and is not a statement of contract. For a more detailed explanation of the policy exclusions and limitations, please consult the policy itself.



COMPENSATION DISCLOSURE STATEMENT

You are a highly valued customer, and our firm takes pride in the services we provide to you. As an independent insurance broker, our firm is not beholden to any one insurance company. As a result, we are better equipped than insurance agents who represent only one company, to assist you in identifying and securing the combination of coverage, price, and service that meets your particular needs.

Our firm is compensated on a commission basis by the insurance company that writes your insurance. This commission percentage is not set by us, but by the insurance company, and is included as a part of the insurance premium you pay.

In some cases, our firm's compensation might also include incentives in addition to standard commissions, but such incentives are normally calculated on the basis of overall business submitted to insurers over multiple years. It is usually impossible to know at the time we place any individual policy whether that policy will contribute to, or detract from our potential eligibility for future additional compensation from the insurer. Any such compensation is factored into the overhead of the insurer and does not otherwise have any impact on the price you pay for insurance.

When necessary, our insurance proposals may include an additional administrative policy fee to offset the costs of marketing and obtaining coverage for certain accounts. We will always disclose all our fees to you in writing and we are more than happy to explain them to you at your request.

Our goal is to attempt to obtain one or more quotes for insurance coverage suitable for the needs and preferences you have communicated to us. We will then provide you with the obtained quotes we believe best suit your needs. Please remember, however, that *you* are ultimately responsible for determining which insurance company you want to underwrite your policy, what coverages you need for your protection, and the amount of insurance you need.

Certificates of Insurance can be obtained by using the online delivery service from www.eoidirect.com. EOI Direct provides state-of-the-art, round-the-clock, online access to insurance information for lenders, mortgage brokers, closing agents, homeowners, and realtors in need of Master Policy data for community associations. To request a certificate of insurance, or to view the policy coverage listed on a particular certificate, please visit www.eoidirect.com.

IMPORTANT: WE ARE NOT CONTRACTORS / CONSTRUCTION EXPERTS. If we have quoted coverage for your property, please keep in mind that the values we have proposed represent an *estimated* replacement cost, based on general information about your project. Building values are developed from models that use cost of construction materials and labor rates for similar buildings in your area. Other property values are estimated and should be carefully reviewed by you for adequacy. The actual cost to replace *your* building(s) and appurtenant property after a loss may be significantly different. Moreover, our appraisal software or other estimates typically do *not* contemplate the **demand surge*** (sudden inflation) likely to accompany a catastrophic or widespread event, so we urge you to consider this possibility as you review your insurance limits. Our agency does *not* guarantee that our estimated figures will be sufficient to replace / rebuild your property after a loss. *You* are responsible for selecting appropriate coverage limits, and we encourage you to consult a professional appraiser or licensed contractor for a more authoritative estimate. Higher coverage amounts are available for an additional premium, and we are always happy to adjust our quoted values at your direction, subject to carrier approval.

***Demand Surge:** After a widespread disaster, the cost of construction can increase dramatically as a result of the unusually high demand for contractors, building supplies and construction labor. This effect is known as Demand Surge. Demand Surge can increase the cost of rebuilding your property. We encourage all our clients to consider maintaining higher limits to account for the impact of this phenomenon. If you would like to explore the cost of higher limits, please contact us.

We are grateful to have you as a customer, and we welcome any suggestions you have to assist us in serving you better. We appreciate your business.

2024 Oakmont Village Association Annual Membership Meeting (Monday, April 1, 2024) and Election of Board Directors Timeline

October 6, 2023	Early Notice Nomination Deadline
October 17, 2023	Board Approved election rules at monthly meeting.
December 5, 2023	Notice of Delivery Date for Nomination Procedures and Deadline, present election timeline and nominating procedures. Last day to deliver notice of Nomination Procedures and Deadline by general notice. Include nomination procedures per election rules, deadline and candidate and director qualifications.
Dec. 5 – Dec. 28, 2023	Reminder Notice of Nomination Deadline Including 1) Number of positions to be filled 2) Deadline for submitting nominations 3) Manner in which nominations can be submitted 4) A list of the names of all of the qualified candidates to fill the board positions as of the date of the notice 5) a statement reminding members that if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.
Jan 4, 2024	Nomination Deadline Last day to submit nominations.
Jan 5 – Jan 10, 2024	Consider Candidates Elected by Acclamation Schedule an Open Board Meeting to consider the qualified candidates elected by acclamation. Agenda must reflect the name of each qualified candidate that will be seated by acclamation.
Jan. 12 – Jan. 19, 2024	Select Inspector of Elections
Jan. 24, 2024	Pre-Ballot Notice Date – Post pre-ballot general notice (Berger bulletin board) and provide notice that the association will provide a registration list and voter list by which member can update their mailing information.
February 21, 2024	Voter List & Candidate Registration List Correction Deadline Last day for members to report errors or omissions in voter list to the inspector of election. Members are allowed to verify their own information only on either list.
February 21, 2024	Candidates Night 6:00 pm in the Berger
Feb 23 – Mar 1, 2024	Finalize Ballot & Election Rule Mailing Finalize mailing list and have all ballot materials in the mail to members.
Feb 24, 2024	Publish candidate “300 word” statement in Oakmont News (and all subsequent issues.)
Mar 1, 2024	Member voting begins. Provide notice of Annual meeting April 1, 2024 Candidate Meet & Greet, EAST Rec Center 6:00 pm
March 20, 2024	Candidate Meet & Greet, EAST Rec Center 6:00 pm
April 1, 2024	Annual Meeting and vote submission deadline and count. Note: Any member present at the meeting may, in person or by proxy, self- nominate or place into nomination the names of candidates for election as a Board Director.
April 16, 2024	Last day to provide general notice of the tabulated election results (setting forth the number of votes for each director).

Access and Guest Card Fee Increase Resolution

December 19, 2023

Person Submitting: Christel Antone

Date Submitted: December 19, 2023

Resolution Content:

Whereas, OVA charges members for access and guest cards for building and gate access,

Whereas, the fees that OVA pays to its vendor have increased over the past few years,

Whereas, the OVA administration office requests that the board approve this increase from \$25 per card to \$30 per card,

RESOLVED: That the board approves the requested fee increase, effective January 1, 2024.

Fiscal Impact: None

Documents Attached: None

OVA LANDSCAPING COMMITTEE MINUTES
SEPTEMBER 6, 2023

Attending: Jenny Watts (Chair), Jeana Garcia, Carolyn Greene, Kim Pettek, Marianne Neufeld (OVA Board liaison), Christel Antone (OVA General Manager), Carol Pence (guest). Absent: John Blevens

A quorum was established; Jenny called the meeting to order at 10:05am; Minutes and Agenda were approved.

Future of the Committee: Christel discussed the decision and reasons for not having the contractor attend the monthly committee meetings. She will be the single contact with the contractor. Monthly walk-arounds will now be scheduled on the second Wednesday of each month - next one will be October 11, 9am. She is in discussion with other potential contractors for various projects.

Old Business:

Oak Re-Planting Project: Carol Pence presented an update on the oak re-planting project on the OVA hillside property opposite the community garden. Discussion centered on other potential future uses of the site, timing, budget, neighbor concerns, erosion control, assistance from True North and other resources. Carol and volunteers will collect native oak acorns (valley oak, black oak, Oregon oak), and as close to the planting site as possible.

Approval of the project was moved and seconded; approval was unanimous. Carol and Christel will meet soon regarding implementation and details

Berger/CAC:

Berger: Suggestion for covering irrigation lines w/mulch

Berger mulch removal next week; discussion about replacing with rock - Trinity Deco stone.

Netafim was suggested to use for drip irrigation, as it can be buried.

Catmint was planted on south side of maintenance bldg, but also around the west side, which is very shady. It may not do well there.

CAC: new phormiums at entrance; some gaps filled, but still gaps.

East:

Hypericum not sprayed; at least one ceanothus died; feather grass removed but many new seedlings

West: - one of the redwoods on the south side of the building is showing dead foliage in the interior, but may be OK; will watch. New plantings under solar panels delayed due to cost.

Oakmont Drive Median Status

Jenny presented a design for the median strip, from Highway 12 to the OVA office. A few extra crape myrtles were suggested. Gazanias and Lomandra are possible plantings. Suggested removal of nandinas and replacement with more berberis.

The "Cabana strip" outside the central pool was discussed - possibilities are succulent, agapanthus, dwarf day lilies - all low maintenance. Marianne and Kim to meet.

General direction on focusing on Berger landscaping as high priority.

The meeting was adjourned at 11:20am.

Walk Around - Monday, September 11, 9am

The next meeting will be Wednesday, October 4, 10am, OVA Conference Room

**OAKMONT LONG RANGE PLANNING COMMITTEE
MONDAY OCTOBER 2, 2023 SUITE B
MINUTES**

Present: Jim Munger (LRPC Chair), Tom Kendrick, Rex Fuller, Kate Bond

Absent: Leslie Brockman, Josh Axelrod, David Dearden, Bruce Hartsough, Monica Heath, Liz Lefson, Jess Marzak, Marlena Tremont, Olga Ydrogo, Mary Myers

Guests: None

Meeting was called to order by Chair Jim Munger at 1:07pm.

Agenda for the meeting was adopted. (Tom/Kate/Unanimous)

Minutes from September 11, 2023 were approved. (Jim/Rex/Unanimous)

COMMITTEE UPDATES:

Oakmont 2030—Tom Kendrick

Tom reported the OVA Board on September 19, 2023 voted to send out a “survey” to collect more input from the residents on the hiring of a design team, to come up with plans for the Central Activity Center (CAC). There was discussion at the Board meeting to encourage previous participants to reinforce their support in the CAC changes. As of today, there have been 70 responders.

NEXT STEPS FOR LRPC:

Tom also shared there has not been much progress from the Board on other 2030 recommendations, as they appear to want to deal with the hiring of a design team before moving on. Discussion followed.

Jim announced, today would be his last meeting as LRPC chair, as he is stepping off the committee to concentrate more on his personal life. We thanked Jim for stepping up as chair, and wished him well. Discussion followed with possible replacement for the Chair position.

NEW BUSINESS: None

The meeting was adjourned at 1:45pm

Minutes submitted by Kate Bond

**Next meeting of the LRPC will be on Monday November 6, 2023
at 1:00pm in Suite B**

Minutes for OVA Volunteer Committee – Oct 11 2023

Attending: Bev, Eric, Anne, Catherine

Approved Minutes

Approved agenda

1. Open house

Poorly attended (10)

Positive - attendees are ready to volunteer

Suggestions - move it earlier, combine with another mtg., more explanation about clubs and committees

Explain difference between volunteerism to committees and service to clubs, nuance about participating in a club.

Three broad categories, "administrative service, club service, community service "
discussed ways to get the word out about volunteerism

2. Large event to build community, all agreed good idea

OVA Fdn Funding?

entertainment, bring your own food, supply wine and drinks underlying philosophy is community, volunteerism,

needs to be fun, enjoyable,

it will be during National Volunteer Week April 2024 21-27

Environmental Stewardship Committee
MINUTES
November 20, 2023
10-11:30am on Zoom

1. Call to Order and Determination of a Quorum – quorum met. Attending: Lesli, Bruce, Ed, Carolyn, Karen, Pat, Wendy (Minute-taker), Joel, Marie Kay
2. Adopted modified Agenda: Added Board Support and Charter discussion.
3. Meeting Minutes: Approved for 10/16/23
4. Project proposal updates
 - a. Field visit to Sonoma Clean Power's Advanced Energy Center: Karen gave summary of Nov. 7th visit, incl. renewable energy appliance options and rebates.
 - b. "Waste Not, Want Not" Reducing food waste/methane article in ON. Lesli received timely and helpful input from Jackie; final version submitted for Nov. 11th printing; Jackie recommends: More local/Oakmont-centric; no long URL's printed due to negative resident feedback
 - c. Creek Inventory (Pat, Joel)
 - i. Joel- some creeks looking clogged with veg; concerned about creek overflowing; looking at where creek cross streets (16 in Oakmont; table and photos) 1 based on gut level assessment, could be flooding; Charlotte Creek on Fairfield Dr.; Annela Creek – somewhat concern; on watch list; Joel email to Christel to clarify who is responsible; **Project window is from October 15 through February (when biologists determine bird nesting has ended). Outside of this timeframe no maintenance on creeks (per Sonoma Water, Regional Water Quality Control Board, and the California Department of Fish and Game.**
 - ii. Pat – using Sonoma Ecology Center's creek assessment to id creeks that don't have signage on street; wants to collaborate with neighbor re: firewise assessment project; develop relationship with SEC; pick a fire hazard & blackberry mitigation project; Wendy offered to get involved.
5. Review of Oakmont News article recommendations
 - a. Should be Oakmont-centric
 - b. Email to Jackie & Crissi in PDF or Word format
 - c. Native Plants article by Marie Kay
 - i. Not printed on 10/28 as anticipated; may ask for January.
 - d. Lesli's original plan to write a "how to plan a low waste holiday event" article for the ON. "One Man's Waste" by Rotarian, John Brodey did a 10/28th article referencing Zero Waste Sonoma and Recology. Given that

and the 11/10th ON articles, any thoughts on whether Lesli should continue or postpone this article due 11/27th? Wendy, Carolyn, Karen give thumbs up to write article; Carolyn offered to help.

6. Google Drive Structure and Organization -- Joel

- a. Recommendations incl. writing titles or links to books or videos, not the pdf's or video's themselves (for storage considerations)
- b. Need some re-organization to find files more easily.

7. Google Drive Communication – Bruce

- a. We have transitioned to a new shared Google Drive account called "Oakmont Environmental Stewardship Committee **Drive**"
 - i. Bruce transferred all documents/files to this new account
 - ii. Please check that you/members have access.
 - iii. Sharing Docs in Google Drive: The new account "Oakmontenvirostewardship" is the Owner of all the files. The 10 Committee members are all Editors. If you are not the original "owner" of the document, please use "Suggesting" mode.
 - iv. Bruce provided written sequence of instructions on how to copy a document to new Drive folder.
 - v. Option to use new email address "oakmontenvirostewardship" for whole Committee use.
 - vi. Plan to delete old files – at some point; will disable access to old files/folder to avoid confusion.
 - vii. How to access Project – Decision Form without over-riding to Word - Bruce offered to work on that instruction document using Apple systems.
 - viii. Ed-has Windows so offered to double-check instructions for functionality

8. Other Updates

- a. Oak Re-planting project (Carolyn)

Acorn planting – 11/21/23; will have photos taken by Julie Kiil for future ON article; best time for photos at 10am; Red Vino, landscape company will start at 8am.

9. New project proposals

- a. Home electrification

Karen wants to set a date for a Town Hall showcasing Sonoma Clean Power's Advanced Energy Center with George McKinney/Futures Club and SCP around April; perhaps include testimonial from Lesli/Bruce; Wendy, Ed joining Project Group; will discuss evaluation of TH later; Pat and Ed have some ideas on how to conduct. PD Form in Energy folder on Drive.

- b. Carolyn suggested an ON article of Carol Pence (or another Oakmonter) using SCP/AEP services.
 - c. Waste management on OVA properties. Lesli will work on details of proposal, including meeting with Christel/Maintenance re: how is waste handled on OVA properties.
10. Board and Charter discussion Email from Christel: She and Director Spillman are currently collaborating on several matters regarding committees.
- a. Which resources can the board offer to support the committee's objectives? How to lobby the board/OVA for more significant projects (i.e., leaf blowers) or those that cost \$?
 - b. What obstacles can the board eliminate to enhance the committee's success? How to involve retailers/vendors as appropriate?
 - c. Any adjustments needed for the Charter?
 - d. Lesli to meet Christel 11/27 to share comments from Committee.

Save the Date: Tektekh, Mishewal Tribe Indigenous speaker – Sunday Jan 21st
10:30am Sunday Symposium

11. Next meeting: December 18th; Zoom; 7-8:30pm

Environmental Stewardship Committee

MINUTES

Meeting: Monday, October 16, 2023 7-8:30pm on Zoom

1. Call to Order and Determination of a Quorum - 7:00pm. Attending: Lesli Lee, Carolyn Greene, Pat Parson, Marie Kay Hansen, Joel Butterworth, Karen Cotter, Ed Biglin, Wendy Cassel, Bruce Hartsough, Jeff Neuman (OVA Board Liaison)
2. Adoption of Agenda: Approved
3. Approval of Minutes: for 10/2/23 Approved
4. Project Groups (formerly known as Working Groups) - Discussion about number in each project group - agreement that number will depend on project; leader to complete form and submit to chair by 5pm Wednesday prior meeting, drop into Completed Projects Theme sub-folder & send group email to begin the group approval process. Discussed timeframe for suggestions/responses; in Google docs, use Suggesting mode and put initials.
5. Using the Project Decision-making (PD) Form - Discussion on how to prioritize projects; non-committee members can participate but need 1 voting member in each project group. Discussion about editing, suggesting, and commenting on Google Drive (owner of document edits; everyone else use "suggest" mode; put all comments/questions in one box "Concerns and clarifications"; how to protect original blank document (Lesli will be Editor, and Joel to be Owner). Bruce offered to prepare a sequence of instructions on how to copy, name and file PD forms in Google Drive. There was also discussion about file naming convention "Project Title and year".
6. Presentation: Project Group for Home Electrification - Karen suggested a visit to the Advanced Energy Center in Santa Rosa; committee could possibly have our meeting and a tour there; and a Town Hall in future. Ed Biglin offered to join the group.
7. Presentation: Project Creek Maintenance - Joel described project; Joel & Pat summarized their meeting with Christel & found out there are many entities involved; Pat's research revealed that creek restoration projects begin once a biologist has confirmed that the bird nesting season has ended (Oct 15 – February). Christel provided access to maps; project purpose is to reduce flooding potential through vegetation management, acknowledging that it would affect a small proportion of Oakmont properties.

8. Presentation: Project Group for Holiday Waste Reduction - Lesli presented the planning form; Oct. 30th deadline for Nov 11th ON publication for holiday food waste reduction article.
9. Oakmont News (ON) article - Marie Kay has submitted here article on native plants. Following up on Waste Reduction Town Hall, Lesli suggested an additional article correcting information, or a letter to the editor.
10. Change in Meeting Frequency - Starting in November, we agreed on monthly instead of twice-a-month meetings. We will still alternate between Zoom and in-person.
11. Next meeting - 3rd Monday of the month, November 20th; in-person at 10am in Aspen Room in OVA office
12. Sharing Docs in Google Drive - The recommended protocol for shared documents in Google Drive: Only Owner of document to use "Editing" mode; everyone else, use "Suggesting" when inside a document.
13. Update: Project Oak-Replanting Project Group - Carolyn reported that Carol Pence is waiting on a response from Christel to set a site meeting - she will let group know when that is set. The project is sponsored by the OVA Landscape Committee, with assistance from OESC members Carolyn, Marie Kay, and Karen. Carolyn to fill out the form & add to GDrive.
14. Committee Report to Board - as per Board requirement, Chair to provide quarterly update; next one October 17th at 1pm & Lesli will email report to committee.

The meeting was adjourned at 8:30pm.

Secretary: Carolyn Greene

**OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE (AC) MEETING MINUTES
Tuesday, September 12, 2023 – 1:30 PM ZOOM MEETING**

<https://us02web.zoom.us/j/82074025042?pwd=R0pLRVlXbnNxUW0zSHlyWDgzdm8vUT09>

Meeting ID: 820 7402 5042 Passcode: 091744

In Attendance: Burt Schraga, Ken Smith, Paul Noah, Jeff Neuman, Marianne Neufeld, Pat Ortiz, Linda Balfe, Genie Nowicki, Ali Pulido, Danielle Hannigan

Absent: Linda Rubio, Gary Tucker,

- Roll Call – Establishment of Quorum – Call to Order – Quorum Met
- Approve Previous Meeting Minutes – August 8, 2023 – Approved as Submitted
- Approve Meeting Agenda – September 11, 2023 – Approved and seconded

Old Business:

1. AC Ad-hoc Firewise Inspection Committee - Burt
 - a. Status of New Recruits: Update re. prospective candidates, one new potential ad-hoc member.
 - b. Call for Help: AC articles in newspaper and Inside Oakmont will be repeated.
2. Solar multiplex applications – Linda B: Discussion regarding whether unit owners other than the applicant should legally be obligated to sign an application for solar. Burt will get an answer back to the AC.

New Business:

1. Are there Pergola height limitations? – Ali: There is a city ordinance on pergolas, as well as a setback limitation from property line. Shed policy height limitation states 9 ft, however, city may be 12 ft.
2. Hedge Discussion – Jeff N: Discussion regarding a hedge in dispute and who is responsible for maintaining/acting on the hedge violation.
3. Update to Deck and Fence Policy – Burt: Marianne will be submitting the revisions to the OVA board at the next meeting.
4. Update re. AC Firewise Home Visits – Dani
 - a. Upcoming visits letter
 - b. Plan for WUI Sections 5, 6, and 7
 - i. Sub-HOA homes – Let the sub-HOA Boards know about the inspected visits and invite them to attend inspection with AC. For common area violations, sub-HOA Boards should submit a plan showing how they are going to comply over a period of time.
5. Question from Firewise Committee re. Firewise Policy – What topics are coming up repeatedly in discussions with homeowners? Owner concerns include lack of maintenance issues until

Firewise Home Visit occurs, smaller Juniper (ground cover and smaller varieties) not as hazardous as other forms of Juniper.

6. 17B Planting Questions – Pat Ortiz (see aerial)
 - a. Are there setbacks for planting along the golf course boundaries?
 - b. What types of plantings are acceptable for this area? Sub-HOA must propose plantings, nothing on DNPL allowed.
 - c. How to get large equipment into this area? Must contact golf course for additional information.

Next meeting is scheduled for Tuesday, October 10, 2023 at 1:30 PM via Zoom.

**OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE (AC) MEETING MINUTES
Tuesday, October 10, 2023 – 1:30 PM ZOOM MEETING**

<https://us02web.zoom.us/j/82074025042?pwd=R0pLRVlXbnNxUW0zSHlyWDgzdm8vUT09>

Meeting ID: 820 7402 5042 Passcode: 091744

In Attendance: Burt Schraga, Linda Rubio, Jeff Neuman, Linda Balfe, Paul Noah, Danielle Hannigan

- Roll Call – Establishment of Quorum – Call to Order – Quorum met
- Approve Previous Meeting Minutes – September 12, 2023 – Approved as submitted
- Approve Meeting Agenda – October 10, 2023 – Approved with addition of New Business item 9.

Old Business:

1. Site inspection submissions (complaints, violations, application checks, etc.) – DH: Reminder that every visit to the home requires that a site inspection be submitted with at least one photo. This acts as documentation for the AC office for violation/application procedures.
2. Verification re. pergola definition – LB: Discussion regarding whether the AC would approve smaller pergolas in the front of the home. May be subject to setback requirements, considerations regarding sidewalks, and 0-5' requirements if installed in defensible space.
3. Update re. multiplex solar installations – BS: Burt relayed update from Christel/attorney.

New Business:

4. Discussion re. Landscape Policy requirement for materials bordering sidewalk - KS and LR: Move to 11/14 meeting Agenda.
5. Identification of existing trees and structures for new tree proposals – LB: Existing trees and structures on an owner's/neighbors property should be identified in landscape proposals to determine whether distance requirements for proposed trees can be met.
6. Questions – AP: Burt will send follow up email addressing these
 - a. Should staff and AC be giving advice to non-OVA buyers and/or realtors? No advice should be provided, all requests will be reviewed during the formal application process.
 - b. Should either give advice to any OVA member without seeing plans? See above.
7. Sign Policy complaints re. slow down signs – DH: Specific sign discussed not found to be a violation of OVA policy.
8. Parking complaints re. owners parking in front yard landscaping – DH: G&S does not expressly prohibit parking in landscaping as opposed to driveway/garage. Closest verbiage encourages, not requires owners to park the maximum number of cars within garages at all times. Dani will follow up with Christel regarding potential letter.
9. All of Oakmont in the WUI – Burt: City of Santa Rosa may designate all of Oakmont as within the WUI in 2024. This will impact insurance rates and requirements on remodels that exceed 50% of the home, which will now need to comply with WUI building codes.

Next meeting is scheduled for Tuesday, November 14, 2023, at 1:30 PM via Zoom.

Community Education and Transparency Committee (CETC)
October 03, 2023 Minutes

Present: Sue Aiken, Chairperson

Committee members: Jim Brewer, and Reyna Kulinski

Board Liaison David Deardon - medical absence

Georgene Bonovich - travel absence

Meeting called to order 10 AM

Approved September 05 minutes.

To do: Submit agenda for discussion prior to meetings

Liaison's roll in the committee is to guide and answer member questions. Not to influence.

CETC goal: Increase committee participants by 2 and preferably more by end of year. Groom participants in advance of any resignations.

Resume quarterly Fireside Chats to provide a neutral place for residents to voice concerns on community issues in a safe environment.

CETC has noticed a lack of consistency in submission of committee minutes. Not all committees are in compliance with the OVA Policy on Committees. We believe a letter to Marianne and Christel an appropriate way to ask them to remind committees to review the OVA Policy on Committees.

Meeting adjourned 11:15 am

Next meeting November 07

Minutes recorded by Reyna Kulinski

Minutes of the Oakmont Village Association Finance Committee

September 14, 2023

Members in attendance: Elke Strunk (Chair), Tom Kendrick, Alan McLintock, Joanne Phillips, Erika Jazaie, Gary Jackson

Members absent: Liz Majkowski

OVA BOD: Marianne Neufield, Iris Harrell, Jeff Neuman

Staff present: Christel Antone, Dawn McFarland

Other attendees: Guest

Chair called the meeting to order at 2:01

Approve Minutes: Upon motion made and unanimously approved, September 2023 minutes approved.

Review 2024 OVA Budget: Chair reviewed the proposed 2024 budget, which is the result of several budget review meetings, involving FC members, BOD members and abovementioned OVA staff. The proposed budget reflects an increase in monthly dues to \$125 from \$113. About one-half of the increase is due to the substantial increase in our insurance premiums related to prior fires in the County. FC to recommend to BOD the proposed 2024 budget.

Review of Disbursement Requests: None

Review of Financial Reports: Chair led review of unaudited OVA Financial Summary for the 9 months ending 9/30/23. Total income reported at \$3.427M. Total expenses reported at \$3.231M. Net income reported at \$196K. Differences between actual and budgeted line item expenses discussed. Reserve funds reviewed. Chair to review cash balance in ARF which seems low.

Chair has discussed with Merrill Lynch investments in US Treasuries vs CDs to avoid CA taxes.

Chair noted that our attorney has indicated that OVA is entitled to restitution of funds from the insurance company of about \$75K involved in prior embezzlement of funds by a third party from the former OGC..

Old Business: None

New Business: None

Other Business: Golf course update. Joanne indicated that although activity in August was down a bit, the overall trend for 2023 remains positive.

There being no further business, the meeting was adjourned at 2:57.

Environmental Stewardship Committee

MINUTES

Meeting: Monday, October 16, 2023 7-8:30pm on Zoom

1. Call to Order and Determination of a Quorum - 7:00pm. Attending: Lesli Lee, Carolyn Greene, Pat Parson, Marie Kay Hansen, Joel Butterworth, Karen Cotter, Ed Biglin, Wendy Cassel, Bruce Hartsough, Jeff Neuman (OVA Board Liaison)
2. Adoption of Agenda: Approved
3. Approval of Minutes: for 10/2/23 Approved
4. Project Groups (formerly known as Working Groups) - Discussion about number in each project group - agreement that number will depend on project; leader to complete form and submit to chair by 5pm Wednesday prior meeting, drop into Completed Projects Theme sub-folder & send group email to begin the group approval process. Discussed timeframe for suggestions/responses; in Google docs, use Suggesting mode and put initials.
5. Using the Project Decision-making (PD) Form - Discussion on how to prioritize projects; non-committee members can participate but need 1 voting member in each project group. Discussion about editing, suggesting, and commenting on Google Drive (owner of document edits; everyone else use "suggest" mode; put all comments/questions in one box "Concerns and clarifications"; how to protect original blank document (Lesli will be Editor, and Joel to be Owner). Bruce offered to prepare a sequence of instructions on how to copy, name and file PD forms in Google Drive. There was also discussion about file naming convention "Project Title and year".
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13. Update: Project Oak-Replanting Project Group - Carolyn reported that Carol Pence is waiting on a response from Christel to set a site meeting - she will let group know when that is set. The project is sponsored by the OVA Landscape Committee, with assistance from OESC members Carolyn, Marie Kay, and Karen. Carolyn to fill out the form & add to GDrive.
14. Committee Report to Board - as per Board requirement, Chair to provide quarterly update; next one October 17th at 1pm & Lesli will email report to committee.

The meeting was adjourned at 8:30pm.

Secretary: Carolyn Greene

Firewise Resource Committee Minutes

Meeting: October 9th 2023 at 12 PM on Zoom

<https://us02web.zoom.us/j/89528176980?pwd=eVc4NWd4U1RiMTY5M2dEcnFUOVp3UT09>

Meeting ID: 895 2817 6980 Passcode: 569804

Voting Members: Dave Watts, Burt Schraga, Lesli Lee

Non-Voting Members: Jeff Neuman, Iris Harrell, Pat Parson, Christel Antone, Ali Pulido, Dani Hannigan

1. Call to Order and Determination of a Quorum: Quorum met
2. Adoption of Agenda- Additions or Deletions: Meeting Agenda adopted
3. Approval of Minutes for Meeting on August 14th 2023 at 12 PM: Seconded and Approved
4. Firewise Events for 2024:
 - A. Firewise Fair
 - B. “FireWise Tour: Home Hardening and Landscape Actions”: Brief discussion regarding when we can start planning; time of next tour.
 - C. Town Hall about home fire insurance: “Are we headed to an uninsurable future?” Can the consumer group United Policyholders and/or the State of California give us any hope?: Community programs are the best chance to implement the MYN (Map your neighborhood).
 - D. Attend some MYN events
5. Reports:
 - A. Assessment updates: Mary and Dani: 35 new assessments since 8/14/23, need volunteers to help take on incoming requests.
 - B. Help with Wild Oak firewise assessments. Iris
 - C. What should we tell residents about portable propane tanks, gasoline cans and other flammable materials such as oil based paints.: Put Propane tanks on curb in front of house, on the driveway or in a visible clearing 30 feet from the house. Do not put them in the house. Firemen expect to have gasoline and other flammables in the garage.
 - D. Draft of a streamlined Firewise Landscape Policy as discussed at the September 11th meeting of the Firewise Team.: Positive feedback draft was sent.
 - E. What are home insurance companies requiring residents with defensible space and/or home hardening requirements. Does passing an A.C. inspection and/or presenting an OVA Firewise USA Certificate help a resident?: Insurance requesting more to be done than OVA. Some insurance accepting our certification.
 - F. The Insurance Institute for Business & Home Safety (IBHS) is looking for homes that will qualify for their “Wildfire Prepared” programs.: Iris to send over more information.

- G. "Drip-Drip" messaging status: O.N. and digital I.O. had several articles on telling the difference between a FWRC assessment and an A.C. inspection and encouraged residents to ask for a FWRC assessment. It is time to think about birds before clearing vegetation. October to February is the best time to clear vegetation. Ask to have this message repeated.
 - H. City of Santa Rosa's "Wildfire Ready Resource Fair" on Saturday August 19th: Yes, Katy Carrel attended.
7. New Business:
- A. Fire Safe Sonoma has a new page dedicated to grants for firewise measures. We need someone to keep abreast of this page for potential grants for Oakmont.
 - B. All of Oakmont may be designated as Wildland Urban Interface (WUI) in 2024 by the City of Santa Rosa essentially making all of Oakmont a very high fire severity zone. This will mean that all new construction within Oakmont must meet construction requirements as set forth in Chapter 7A of the most current adopted California Building Code (CBC). This might effect remodeling projects that are over 50% of a home's square footage.: Any new construction need to meet Chapter 7A. All of Oakmont is to be considered WUI.
 - C. Committee vote to ask the OVA Board to add Pat Parson to the FWRC. We will need a short Bio from Pat.
8. Next Meeting: November 13, 2023 at 12 PM.

Oakmont Emergency Preparedness Committee (OEPC)

Meeting Minutes

5 October 2023, 2:00 pm - CAC Room B

Attendees: Pat Barclay
Don Edwards
Wei Chiu
Tom Pugliese
Kay Oppenheimer

I. September Minutes approved

II. Old Business

- a) Fall Comm Drill (Oct. 14th):
 - a. SRFD, SRPD will not participate
 - b. Drill announcement articles published in ON and e-blast
 - c. Pre-drill briefing scheduled for Oct. 12 at 11 am (Zoom)
 - d. K. Carrel to request MYN neighborhood participation
- b) Comm. handbook: Publish date now Jan 2024
- c) Generator maintenance: To be managed by OEPC staff
- d) MYN/COPE Consolidation: No report
- e) OVA Prepare web site page to be worked by Carrel/Barclay
 - a. Password protection on Prepare page removed by OVA

III. New Business

- a) Meeting reports will be created/distributed by staff members attending outside events
- b) D. Edwards to handle OEPC recruiting; K. Oppenheimer to consider desired role for OEPC board
- c) K. Oppenheimer to contact K. Carrel to add emergency contact info forms a la COPE to MYN program

Meeting was concluded at 3:10 pm. Next OEPC Board Meeting will be held on Nov. 2nd at 2 pm in Room B

Volunteer Resource Committee

November 8, 2023 Minutes

Present: Bev Leve Chairman, Olga Ydrogo liaison, Eric Engdahl, Anne Coulores, Reyna Kulinski

Absent: Catherine Jones - excused

Meeting called to order 2:05 pm

October minutes approved

VRC Appreciation Party will be held Friday April 26 and will be a celebration of all Oakmont volunteers. With Eric and Olga's suggestions we identified our audience. Eric will compose notification emails soon and send to the 3 groups we identified: administrative service, club service, and community service. Anne will see if Oak is a possible setting for us to celebrate all volunteers with food and entertainment. Bev will talk again with OCF board to see if their terms of funding might include us. Reyna will assist with new tasks that arise.

Next meetings:

- 2pm Dec. 6 Berger Rm G
- 2pm Jan 17 Aspen Rm

Meeting adjourned 3:05pm

Minutes recorded by Reyna Kulinski

OAKMONT LONG RANGE PLANNING COMMITTEE
Monday, September 11, 2023, Suite B
Revised Minutes

Present: Josh Axelrod, Kate Bond, Leslie Brockman, David Dearden, Rex Fuller, Bruce Hartsough, Monica Heath, Liz Lefson, Jess Marzak, Tom Kendrick, Jim Munger (LRPC Chair), Marlena Tremont, Olga Ydrogo (OVA Board Liaison)

Absent: Mary Myers

Guests: None

The meeting was called to order by Chair Jim Munger at 1:03 p.m.

The agenda for the meeting was adopted. *(Liz/Olga/Unanimous)*

Minutes from August 7, 2023 were approved. *(Rex/Liz/Unanimous)*

COMMITTEE UPDATES:

~ Oakmont 2030 - Tom Kendrick

Tom reported the Oakmont 2030 subcommittee is digging deeply into the short-term items and beginning to work on the long-range items. The goal is to have “a home” for all nearly-200 ideas by the end of 2023. Tom will put a status update on the 2030 website.

There was discussion as to how to fold the subcommittee back into LRPC’s domain, where the proposals will continue to be “alive and well.”

Regarding LRPC’s proposal to hire a design team to explore possibilities, this scope of work is currently being clarified and refined by the OVA Board of Directors and Christel Antone, General Manager.

~ Future Thinking - Bruce Hartsough

LRPC member Bruce Hartsough is the featured speaker at the Future’s Club meeting later this week, where he will compare the “building of scenarios” to “making predictions.” A trained futurist, Bruce stated that Futures Thinking involves building scenarios that focus on ten years from now. These can “range from dystopian to wildly optimistic and everything in-between.”

Giving an example, Bruce said there is a set of choices in regards to climate change between building human resilience and taking the path of inaction, which is itself a choice. He also gave the example of looking at decisions made regarding the redo of the Central Activities Center ten+ years ago, and if those now are resulting in perceived inadequacies, how much more expensive those upgrades will/would be now.

There was discussion as to presenting “future thinking processes” in a Town Hall and/or a community canvas.

NEW BUSINESS:

In 2019, LRPC members did extensive comparison work in visiting four senior communities in person and one on the telephone and comparing those results with Oakmont. It was decided this would be good to revisit again, with Jess and Jim exploring this potential. A more structured questionnaire for interviewing comparable facilities/HOAs might be developed.

The meeting was adjourned at 2:05 p.m. *(Liz/Tom/Unanimous)*

Respectfully submitted by Leslie Brockman, Recording Secretary.

**Next meeting of LRPC will be on Monday, October 2, 2023
at 1:00 p.m. in Suite B.**