



Board of Directors' Budget Workshop 2
October 12, 2021
2:00 PM

Board Member(s) Present:

- Jan Van Willigen, President
- Gavin Schutz, Vice President
- Wayne LeBlang, Treasurer, present via Zoom
- Paula Turner, Secretary
- Carol Nolte, Director
- Kenn Ulrich, Director

Board Member Absent:

- Dean Rivale, Director

Also Present:

- Michael Walker, General Manager
- Kelly McGalliard, Operations Manager
- Fernando Murillo, Maintenance Manager
- Marcus Rivera, Landscape Manager

CALL TO ORDER

The Board of Directors' Budget Workshop 2 was conducted at the PGA WEST Residential Association Customer Service Center. The meeting was called to order by Jan Van Willigen at 2:00 PM.

The meeting objective was to review the updated projected year end 2021 financial results, the 2022 reserve budget and 2022 operating budget and to strategize regarding options to conserve resources. The Board and Management are continually exploring ways to protect the assets of the Association. Some of the actions being taken to that end include renovation of areas around the lakes to prevent erosion into the lakes, causing premature lake equipment failures; implementing a three-year asphalt partial removal and replacement program, and keeping reserves funded at a level that allows work to be completed as needed.

As noted in Budget Workshop 1, the factors that are significantly impacting the assessment for 2022 include cost increases in the following items:

- Utilities
- Labor
- Insurance
- Materials and Supplies
- Gasoline

Unfortunately, most of the driving factors are out of the Association's control; however, natural gas usage is one item that is driven solely by pool and spa heating. The Board considered several budget options based on a reduced heating schedule. Overall, the Board agreed on a budget for 2022 that will result in assessment increases ranging from 3.12% - 4.71% for the condominium type units, and 5.13% - 9.7% for the custom homes and lots. The Board will vote on the 2022 Budget at the Board of Directors meeting scheduled on November 2, 2021.

Paula Turner made a motion to adjourn at 4:05 PM. Seconded by Gavin Schutz; passed unanimously.

Respectfully submitted,



Paula Turner, Secretary