

**REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
(Open Meeting)  
Wednesday, May 28, 2025, 7:00 PM  
Sloan Clubhouse**

- |   |                |
|---|----------------|
| <b>A. Call to Order</b> – Doug Loutzenhiser                     | 7:00 PM        |
| <b>B. Approval of Minutes</b> – Meeting on 4/30/2025            | 7-7:02 PM      |
| <b>C. Record of Email Votes</b> – Rich Houghton                 | 7:02-7:05 PM   |
| <b>D. Treasurer's Report</b> – Bill Schalleur                   | 7:05-7:15 PM   |
| <b>E. Management Report</b> – Jeff Bevan                        | 7:15-7:25 PM   |
| <b>F. Unfinished Business</b>                                   | 7:25-7:45 PM   |
| 1. D/S Finance and Reserve Committee and Reserve Study Update   | Bill S.        |
| 2. D/S Indoor Pool Deck Update                                  | Rich H.        |
| 3. D/S Capital Contribution Fee and Corrective Amendment        | Doug L.        |
| 4. D/S Entrance Access by Emergency Services Vehicles - Opticom | Rich H.        |
| <b>G. New Business</b>  | 7:45 – 8:00 PM |
| 1. D Insurance Policy Renewal and Meeting with Broker           | Tom D.         |
| 2. D Landscape Improvements – P4 Retaining Wall and Trail       | Tom D.         |
| <b>H. Questions from the Residents</b>                          | 8:00 – 8:15 PM |
| <b>I. Adjourn</b>   | 8:00 – 8:15 PM |
| <b>Convene Executive Session</b>                                | 8:20 PM        |
| 1. Delinquencies  |                |
| 2. Violations   |                |
| 3. Other Issues   |                |

**Legend:**

D – Discussion  
S – Status  
V – Vote

**Standing Committees:**

ARC	Ponds, Irrig, StmWtr
Communications	Snow
Facilities	Social
Landscape	Reserves

TREASURER'S REPORT  
April 30, 2025

CAMCO STATEMENT:

CASH BALANCES for APRIL 30 , 2025

		adjusting entry	adjusted balance
OPERATING FUNDS	\$ 271,096	0	\$ 271,096
RESERVE FUNDS	<u>1,505,113</u>	<u>0</u>	<u>1,505,113</u>
TOTAL FUNDS	\$ 1,776,209	0	\$ 1,776,209

Comments: Our next CD to mature occurs on 6/2/2025 in the amount of \$155,000.

STATEMENT OF REVENUES AND EXPENSES

4 MONTH ENDED- APRIL 30, 2025

	ACTUAL 4 month YTD	BUDGETED 4 month YTD	VARIANCE
OPERATING INCOME	\$ <u>456,377</u>	\$ <u>455,600</u>	<u>777</u>
TOTAL INCOME	\$ 456,377	\$ 455,600	777
OPERATING EXPENSES			
UTILITIES	\$ 3,760	\$ 5,337	1,577
CENTRAL SERVICES	70,220	58,017	-12,203
CLUBHOUSE & POOL	68,785	66,461	-2,324
GROUNDS MAINTENANCE	229,233	207,090	-22,143
PROFESSIONAL & ADM.	57,744	55,221	-2,523
<u>CAPITAL RESERVE &amp; TAXES</u>	<u>80,283</u>	<u>80,953</u>	<u>670</u>
TOTAL EXPENSES	\$ 510,025	\$ 473,079	-36,946
OPERATING NET	\$ -53,648	\$ -17,479	-36,169

Comments: The 4 month actual operating results are over budget by \$36,169. This is primarily due to 2 expense line items. Snow removal in the Grounds Maintenance category is \$22,713 over budget. In Central Services, gutter maintenance of \$10,200 is a 2024 expense which will be corrected with an audit adjustment next month.