

## WLLA FINANCE COMMITTEE: November Report

Members: Carol Gillen (chair), Mario Aieta, Dan Murphy, Rich Pachler & John Schwenkler

November 7, 2020: Meeting held by Zoom. Carol, Mario, Dan & John in attendance.

- I. September Bank Statements review: emailed to the committee members 11-4-2020. Mario, John, Rich and Dan acknowledge receipt and review.
- II. Collections:
  - A. Alternate counsel is needed for 1 of the cases with judgement. Our counsel cannot represent us in this case, due to an already existing attorney client relationship between our attorney's firm and the property owner.
  - B. Tax Repository List
    - 1) 1 of the 18 cases with judgements is now listed on the tax repository list. Now free and clear of debts. \$4,781.81 will be recommended for write off.
    - 2) Mario suggested publishing the Tax Repo list in our newsletter in the hope that the increased awareness of this public record might get adjacent property owners to purchase. Board discussion?
  - C. Follow up with the township relative to septic permits on the vacant lots on our collections reports indicates that only 1 of the 6 in question had a septic permit issued in the past.
  - D. Direction for follow up on the "Dead File" was to find out why they were written off. Minutes were read for the entire period with no mention of these accounts.
    - 1) A request was sent to the Pike County Tax Claim Bureau for the Upset Tax Sale list and Tax Repository list for Dec 2015 (when the write offs occurred).
    - 2) Input from counsel for next step on these accounts is to bill those accounts that are not in tax repo for each year subsequent to the write off. Do not charge interest. Include a cover letter to explain that their property dropped off our rolls.
- III. Budget 2021:
  - A. Budget Development Process:
    - 1) Gather committee budget requests for the upcoming year.
    - 2) Plug committee budget requests into draft budget report with prior years income and expense columns for comparison.
    - 3) Work on filling in the expense side first.
    - 4) With expense understood, look at income side to make the income and expense meet.
    - 5) Propose budget and assessments to the board.
  - B. **ACTION ITEM**: Committee agrees to propose 2021 Budget and Assessments to the BOD for approval.
  - C. Tennis Court needs a funding solution – Bill Boehme, Buildings & Grounds Chair, has requested a maintenance proposal from Craftco, the company that did our recent court repair.
- IV. 2019 Audit: **ACTION ITEM**: Need BOD authorization to direct our auditors to proceed to final draft.

Next regularly scheduled meeting would be held on Saturday, Dec. 5th at 10:00 am.