



BEAR VALLEY SPRINGS ASSOCIATION
BOARD OF DIRECTOR SPECIAL BOARD MEETING
Joint Meeting with Finance Advisory Committee (FAC)
Annual Budget Review
Wednesday, March 24, 2021, 10:00 AM – 4:00 PM
Oak Tree Country Club
MINUTES

Open to All
Members

A. ANNOUNCEMENTS

1. Call to Order
2. Roll Call

Board Members Present: Vice-President Butch Reyburn, Treasurer Guy Munday, Director Peggy Bergman-Smith, Director Todd Lander

FAC Members: Guy Munday, Ron Wilson, David Lown

Staff Present: General Manager Wesley Shryock, Admin. Asst. Anita Bauer

3. Intent to Tape the Meeting
4. Board Comments/Announcements

Todd Lander announced Jim Panek as the interim Director. President Herbst resigned at the March 22, 2021 Special Board of Directors meeting due to selling her house and moving out of the area,

B. ADMINISTRATIVE & PROCEDURAL MATTERS

Approval of Agenda for Special BOD/FAC Joint Meeting, March 24, 2021

Motion by TL to approve the March 24, 2021 Special BOD/FAC Joint meeting agenda.

2nd by JP

Motion Approved VOTE 5-0

C. MEMBER COMMENTS

Kathy Kneer – 3455-075 thanked the Board of Directors for all of their hard work.

D. BOARD BUSINESS / ACTION ITEMS

1.	Discussion of 2021-2022 Budget Packet – Wesley stated the process of the budget process.
2.	Discussion of Budget Narrative Memo – Wesley reported to the membership the inclusion of a few items in the budget this year. Minimal change will be reported.
3.	Review of the 2021-2022 BVSA Manager Budget Presentations
	<p>a) 10:30-12:30 – Debbie Papac (17, 19, 21, 28)</p> <p>Debbie Papac, Recreation Manager gave a report on her budget items and the reasons for increase or reduction in the particular departments. Department 17 Rangers Lakes Campgrounds – Payroll is showing an overage due to dividing Asst. Manager payroll between Dept. 17 and 19. An underage will show in Dept. 19. Solitude is being added which is the advisory and maintenance of the lakes. Mountain Consulting, pest control, water testing and other items is the answer to GM’s question regarding the increase. Kathy Kneer asked for clarification on Department 17. Department 19 -Whiting Center, has a large reduction for reasons noted above. 304 children are registered for soccer in BVS. The anticipated revenue should be substantial. Kathy Kneer asked about a line item titled “wine incentive.” Department 21- Pool had a full season not affected by Covid. The Covid restrictions put in place last year did diminish the revenue from guest fees. Pool was busy during the Covid summer. Department 28 - Tennis – The pavilion soda machine is now under Department 28. Most stays about the same.</p>

	b) Break 1/2 hour
	c) 1:00-1:30 – Butch Bolterman (18) – Equestrian Center worked all of the days during Covid. BR asked how many employees he has at the EC. He has a Manager, Asst. Manager and 2 employees. BB stated employment is tricky due to experience necessary for the EC. It is difficult to find people that want to work for the pay that is offered. Increase in the boarding of horses this year has helped substantially with the revenue in Department 18. He currently has a waiting list. Todd told BB what was expected from him as an appeal to the BOD for his needs. A possible increase in the uniform expense and an increase for the Wrangler salary may be a change in this department for the 2021-22 budget. Fred Hicks 3440-345- he suggested a subsidy to their health insurance based on years of service. He said there is a company that offers employers a substantial discount. “Expert Voice” offers uniform and outerwear at a reduced rate. The decrease is due to IT and a reduction in 2 employees. Kathy Kneer suggested manure being used for composting. Recessed for 10 min break @ 11:25 Reconvened meeting at 11:41 am
	d) 1:30-2:00 – Duane Gore (16)- Duane stated they had an exceptional year this year despite Covid. Department 16 – Oak Tree Golf Course and Pro Shop has an increase in payroll due to minimum wage increases, COLA and anticipated insurance cost increase. Rumors are that the Stallion Springs golf course could affect his revenue. Kathy Kneer asked WS if the subsidy is going up 1% for golf? The answer is yes. She asked has the subsidy gone down for any?
	e) 2:00-2:30 – Wesley Shryock (10)- The increase came in payroll adjustments. A decrease in discretionary and non-discretionary and revenue may or may not be as estimated currently. There has been an increase due to a 15% property owner change and new construction and projects. IT is now a full- time employee and a part time social media person.
	f) 3:00-3:30 – Debbie Shryock (13)- Debbie reported on her department and the changes shown in revenue due to extra construction projects and an increase in the hours for the ECC field representatives. Further discussion occurred regarding the Senate Bill that will allow rentals of ADU’s (accessory dwelling unit’s aka guest houses). Fred Hicks congratulated Debbie on her budget increase not being substantially more than it is.
4.	2021-2022 Budget Development Joint Board of Directors and FAC Meeting – Thursday, March 25, 2021, 10:00 AM – 4:00 PM, Oak Tree Country Club

E. ANNOUNCE UPCOMING JOINT BOARD / FINANCE COMMITTEE MEETINGS:

- Special Joint Meeting BOD/FAC, Thursday, March 25, 2021, 10:00 AM – 4:00 PM, at the Oak Tree Country Club

F. ADJOURN SPECIAL MEETING @ 12:06 PM.