

# FAIRWAY VILLAS CAC NEWSLETTER

AUGUST 2022



## CAC MEMBERS

Al Morie  
Scott Farron  
Richard Gaito  
Murray Hawthorne  
Amani Ali  
Becky Schreiner

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**Next Community Meeting**  
**Saturday 9/10/2022 10:00 am**  
**In-person and via Zoom**

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## LINKS:

CAC Website

<https://www.fvcac>

On the main page click on the  
“More” tab to find:

- CAC Meeting Minutes
- SDM Info
- Archived Documents

YMCA Website

<https://www.clubfv>

## Budget

Budget information was emailed to all Fairway Villa residents with the August CAC Meeting agenda. The budget, in previous years, was a mystery in terms of how it got developed. In the fall of 2019, a couple of CAC members were invited to participate in the budget discussions. They learned it was a document based on previous year actuals, plus increases for inflation. Fast forward, last year in the spring an RFP was put out for new SDM and Maintenance Managers, and the TCMD asked the CAC to get more heavily involved in the budgeting process. It was an opportunity to find out more about what was behind all the numbers. The CAC got information from the accounting firm and it took a while to unpack; only to discover things were inconsistent in what chart of accounts they were being posted to month to month. The Finance Committee came up with a new chart of accounts and working with the CLA information split everything into proper accounts. With the efforts of Al, the Finance Committee and the SDM the 2022 budget was a vast improvement. Going forward the CAC and Y will be able to share the information with the community on a regular basis. The CAC and TCMD reviews bills with Alex monthly before they are approved for payment. Alex has done an outstanding job in discovering where we have had duplicate services being provided, and where we have been lacking. He has also undertaken the task of making sure that vendors do not charge sales taxes to the Subdistricts, as they are tax exempt. The management side of our monetary affairs is a huge improvement. We now have a much better handle on the money and how and where it is spent.

Property Tax Revenues that come into the two sub-districts are combined, and for accounting purposes SD1 is where operations for the Clubhouse and Lodge are accumulated. SD4 is primarily related to Bungalows only. Revenue comes from Property Tax, Ownership Tax (automobile taxes), and Net investment (interest on community money sitting in the bank), and Miscellaneous.

Expenditures side includes administrative cost outside SD1 for CLA (TCMD), County Treasurer tax collection fees (1%), Miscellaneous, and Contingency.

Expenditures include SDM service (Alex), Program Management services (Shane), Facility Maintenance (Scott), Club operations, Maintenance, Repairs, and Capital Expenditures. He reviewed the budget for SD4, and then the 2022 budgets for both SD1 and SD4. At year end 2021 there was a surplus of \$154K. Projections for the end of year 2022 operations, and in combination with the 2021 surplus we are projecting a total surplus of approximately \$233k, after taking into account the required Tabor reserves for emergencies, and Long-Term Capital reserves. Some of the surplus is allocated for projects that aren't completed.

There is also a need to have some surplus end of year money for carryforward operations to bridge the gap between when beginning of year expenses must be paid, and when the income from property taxes becomes available. There are some capital expense needs, but we anticipate when the year end 2022 and full year 2023 budgets start to be firmed up in the next couple of months there will be monetary room to allow for more to be spent on ramping up social activities.

## Overpayment Updates

For the past 17 months, the CAC has been attempting to recover monies that were improperly paid for out of Subdistrict 1's accounts. We believed that we were either being overcharged for expenses, or being incorrectly charged for expenses that should have been the responsibility of Town Center accounts other than Fairway Villas. In July we were finally able to have a meeting with reps from the Town Center board and the accounting firm to review our claims. Since then, the accounting firm has been working to resolve our claims. The highlights are as follows:

- 1) WTS International was the vendor that was providing Program Management (Lifestyle Director) Services prior to the YMCA taking over that role in July of 2020. We did an analysis of the payments that had been made to WTS as their contract was being terminated, and felt that they had been improperly overpaid for their services by about \$4,250. After we presented our analysis at the meeting, the accounting firm did their analysis, and came to the same conclusion that WTS was overpaid. They have made contact with WTS, and last week we heard from the accounting firm that this week WTS will be sending a reimbursement check to SD1 for the overpayment.
- 2) For a couple of years SD1 has paid invoices from the City of Denver for Right-of-Way encroachment fees - one for the monument signs off Dunkirk at the entrance to Fairway Villas I on E. 54th Place, and one for the masonry columns and fencing at the "hammerheads" along Maxwell Place adjacent to FV I. The prior District Manager was approving these invoices to be paid out of SD1's account. We believed that they were the rightful responsibility of Town Center, not Fairway Villas, and asked for reimbursement of all invoices paid for these fees from Town Center. Town Center has finally agreed with our position, and refunded to SD1 the amounts paid to Denver for the 2020 and 2021 years. We are researching to see if there were any additional years that these invoices had been paid by SD1. These invoices totaled \$1,000, of which \$200 was for late fees because the prior District Manager hadn't processed the invoices for a year.
- 3) SD1 was improperly invoiced for a replacement light fixture for the monument sign on the north side of E. 54th Place, at the Dunkirk entrance to FV I. This should have been the responsibility of Town Center. The monies have now been reimbursed to SD 1. On a side note, while the fixture was apparently purchased to replace a broken one, we don't believe it was ever installed. Timberline claims it was, but there is no fixture in place now. Timberline claims it must have been stolen.

There are a couple other issues we have made claims around, and they are still being worked on. If we receive satisfactory resolution, we will inform you at that time.

## CAC Election Results

Congratulations to the winners, and thank you to all the candidates for offering to serve the community.

Total ballots counted were 159, with a 42.97% participation rate. Voting results, ranked by number of total votes received:

<b>Rebecca Schreiner</b>	115	72.33%
<b>Debra Meglio</b>	114	71.70%
<b>Bruce Michalowski</b>	103	64.78%
<b>Walter Mills</b>	85	53.46%
Kelvin Klink	83	52.2%
Nanette Stanley	66	41.51%
Murray Hawthorne	21	13.21%

Rebecca, Debra, Bruce and Walter are the new CAC members, and will serve on the CAC for the next two years starting September 1, 2022.

Al Morie, Richard Gaito, & Amani Ali are current members, and will serve on the CAC for one more year.

## **Handbook Changes**

The CAC finished receiving comments from the community on the Handbook revision process proposal, and the initially proposed thresholds have been removed and replaced with language that stipulates it will be simple majority vote. It is now at the TCMD for review.

## **CAC Bylaws**

The CAC received comments on the original draft and this is still in the process of being updated. In previous comments it was mentioned that the prior revision inadvertently removed a section for Member removal, which included language on attendance. However, it appears that language never made it into the final version of the initial Bylaws that was voted on and approved by the Community. The CAC is considering language to include a section on provisions for member removal. When completed, another presentation on the proposed changes will be reviewed with the community.

## **Lodge Flag Addition**

There has been a new flag added to the flagpole at the lodge showing support for all 6 branches of our military and to recognize all the veterans in our community. Thank you to outgoing CAC member Scott Farron for his recommendation to purchase this flag for our facility.

**CAC – Community Advisory Committee**

**FV – Fairway Villas**

**TCMD – Town Center Metro District**

**SD – Sub-District**

**SDM – Sub-District Manager**

**Y – YMCA**