

## **RESEARCH AND SPECIAL PROJECTS COMMITTEE**

### **Minutes of April 10, 2012 Meeting**

The meeting was called to order by Chair, Dennis VanLeeuwen at 2:00 p.m.

Members Present: Dennis VanLeeuwen, Gerry Vaden, Wilbur Smither, James Williams. Nancy Carlson, Glen Robertson, Lem Tate, and Don Yucuis (POA Chief Financial Officer).

Members Absent: Tom Bryant (POA Board liaison)

Others Present: Richard Schmidt and Frank Leeming

Minutes of the February 28, 2011 meeting had been previously approved by e-mail.

Dennis provided the committee members with copies of the report on amenity usage and revenue generation developed by Don.

Dennis opened a discussion of the two projects assigned to the committee – evaluate the potential for tiered assessments and evaluate the level of subsidies enjoyed by the various amenities. The committee is due to report to the POA Board at its May retreat which is less than 30 days away. It is highly unlikely that the committee will be able to provide definitive information by that point, but it can provide many of the issues and frame the discussion. While these projects were assigned as individual projects, they are inextricably linked along with the issues of declining assessment income and capital investment requirements.

After considerable discussion, it became clear that the need for capital investment was a primary driver behind these projects. For many years now, capital investment has been the deferred item when there was a need to balance the budget. As a result, the POA is in the position of needing maintenance capital as well as project capital. Don's department is in the process of defining the future capital requirements, and expects to have this study completed this year.

Future revenue needs are further exacerbated by the declining population, the aging population, and the increased reduction in assessment revenue due to delinquencies and the economy. Consequently, all amenities must be reviewed and evaluated as to how the Village can afford them. Some are in the category of replacement such as the Desoto pool. Others are simply how much assessment revenue can be spent to maintain them. They need to be evaluated by the questions: Why do we have it? How is it used? and What is its attraction?

There was a lot of discussion regarding the need to educate the membership on these issues. Is the Board going to undertake this, or will it be left to the RASP committee?

In order to provide a response to the Board, Dennis asked for volunteers to develop drafts for Board discussion. Drafts are to be circulated to the committee members within two weeks. Dennis will consider whether another meeting is necessary before the Board meeting.

Gerry will work on tiered assessments.

Nancy and Richard will work on subsidies.

James will work on capital.

Dennis will work on marketing.

Submitted by:  
James Williams

April 15, 2012