

**Senior Estates Golf & Country Club  
Board of Directors Meeting Minutes  
February 27, 2024, at 1:30 pm  
Auditorium  
Approved March 26, 2024**

The Board of Directors meeting on **February 27, 2024, was called to order at 1:30 pm** in the Senior Estates Golf & Country Club auditorium, chaired by President Ken Bourne and recorded by Secretary Kim Farquharson. The quorum was completed with the addition of VP/Golf Director Steve Garner, Treasurer Allan Lindberg, Activities Director Dorothy Monnier, Arch/RV Director Connie Johnson, House Director Marilyn Sbardellati, New Member Director Marilyn Plowman, and Rules & Regulations Director Andrew Nordby.

Minutes from the Board of Directors Meetings on January 9, 2024, January 23, 2024, and the Emergency BOD Meeting on February 7, 2024, were approved. There was an Executive Session BOD Meeting on February 1, 2024.

**Treasurer Allan Lindberg presented the following Treasurer/Budget Committee Report:**

The budget committee met on February 20 at 2:30 PM in Conference Room #3. Members present were Debbie Brown, Financial manager; Vince Cantwell, Facilities Manager; Mike Hepburn; Jan Petroski; Stan Maier; Director: Connie Johnson; Director Marilyn Sbardellati; and me. Connie Watt and Mike Hachquet were absent with notice. The committee reviewed financial reports for January 2024 and discussed the status of the Reserve Study being conducted and the 2022 review audit review.

Fund Balances as of January Operating Fund:           \$ 1,246,126.85  
Reserve Fund:   \$ 520,533.79  
Working Capital Fund:   \$ 927,051.97  
Accounts receivable:   \$ 691,876.06

By now each of you will have received a copy of the 2022 Financial Statements and Supplementary Information for the year ending December 31, 2022. I will read “How to read a financial audit report.” Perkins & Co.

Independent Accountant’s Review Report.  
Account’s Conclusion

“Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the accounting principles generally accepted in the United States of America.” Dated February 22, 2024.

The motion to approve this report was seconded and approved.

The Committee reports were received and placed on file.

In the Good of the Order, various topics were discussed without any action taken.

The meeting was adjourned for members' comments on the motions and then reconvened.

**Motion 2024-0227-1 Treasurer – Report:** Treasurer Allan Lindberg moved to approve the transfer from the Reserve Account to the Operating Account for the following items.

1/9/24	Pacific Golf & Turf	P902026POR	Fairway Mower #2 repair parts	\$ 2,669.77	GC - John Deere Mower 3225	ID # 1422
1/2/24	CJ Hansen Company Inc	2718	Locker Room & Pool HVAC repairs	\$ 4,122.47	Health Center HVAC-Pool & Locker Room	ID # 2042 2056
				<u>\$ 6,792.24</u>		

**This was seconded and approved.**

**Motion 2024-0227-House-Drainage:** Director Marilyn Sbardellati moved to authorize an additional \$30,000 for the drainage project performed by Done-Rite Plumbing. **This motion was seconded and passed.**

**Motion 2024-0227-House-Gazebo:** Director Marilyn Sbardellati moved to begin making plans to raze the gazebo. How and when TBD. **This motion was seconded and approved after discussion.**

**Motion 2024-0227-House-CameraTunnel:** Director Marilyn Sbardellati moved to accept the bid provided by Integrated Solutions, LLC for \$5,000 to provide and install a camera in the tunnel and on the south side of the tunnel. The bid includes a wireless bridge, connection, and programming onto the Greens Building system.

**Motion 2024-0227-House-CameraTunnel-Amend:** A motion was made to amend this motion and add the following: "The Working Capital Fund will fund this." **It was seconded and passed.**

**Motion #2024-0227-House-CameraTunnel:** With the amended wording was presented. **This was seconded and passed as amended.**

**Motion 2024-0227 House-Security:** Director Marilyn Sbardellati moved to accept the bid provided by Integrated Solutions, LLC for \$54,590 to provide and install a surveillance camera system. The system includes 63 cameras, a 64-channel server with 20TB of hard drives, a 40" wall-mounted monitor in the office, and all cabling and switches required to provide a complete working system. It also includes a wall rack and training. **This motion was tabled as additional bids were requested.**

**Motion 2024-0227-Arch/RV:** Director Connie Johnson moved to approve Lonnie Benham as a member of the Architectural and RV Committee. **This motion was seconded and approved.**

The meeting was adjourned for members' comments on the motions and then reconvened.

**Motion 2024-0227-Activities:** Director Dorothy Monnier moved to contact the party regarding the cancelation of their Rental of Blue room. **This motion was seconded and approved.**

The next BOD meeting was announced for March 26, 2024, at 1:30 pm.

**The meeting was adjourned at 4:15 pm.**

Respectfully submitted.

Kim Farquharson

Secretary

Senior Estates Golf & Country Club