

# Meeting summary for Budget Committee Presentation BOD meeting Wednesday, 10.15.25

## Quick recap

The board meeting covered housekeeping matters and the presentation of the proposed 2026 budget by the Budget Committee, which included both operating and reserve budget components. The board discussed funding options for reserves and capital projects, with a focus on maintaining proper reserve funding to avoid future special assessments. The conversation ended with the board's approval of a budget including full funding of reserves at \$790 monthly assessment fee, along with discussions about potential savings and staffing needs.

## Next steps

- [Don to press the attorney for an answer on whether a proxy vote for partially funding reserves is required.](#)
- [Don to send out the proposed budget to all owners as required by state law.](#)
- [Board to schedule another meeting in a couple of weeks to ratify the budget.](#)
- [Don to send the Keystone Report to all board members for review.](#)
- [Board to decide on spending \\$6,000 to initiate the analysis on the 3 garages.](#)
- [Board to determine how to fund the garage repairs once cost estimates are received.](#)
- [Don to continue negotiations with Spectrum for better concessions on the 5-year cable contract.](#)
- [Board to evaluate staffing needs and consider options for janitorial services .](#)
- [Board to post job listings for new maintenance staff positions.](#)

## Summary

### Board Meeting Housekeeping Updates

The board meeting began with a discussion of housekeeping matters, including the approval of meeting minutes from October 7th. The board president announced that no alteration requests were submitted for approval, though some work was observed. The meeting was recorded, and participants were reminded to make appropriate comments. The board president also noted that the meeting would start at 6 PM and asked everyone to find a safe place to sit.

### 2026 Budget Review and Negotiations

The Budget Committee, led by Marvin, presented the proposed 2026 budget after five weekly meetings. They reviewed both the operating budget, which covers repairs, utilities, and payroll, and the reserve budget, which includes state-mandated SIRS reserves for buildings over three stories and non-SIRS reserves for other structures. Marvin highlighted that insurance, payroll, utilities, and cable internet are the largest budget items, comprising nearly 80% of the total budget. The committee is negotiating with Spectrum for a potential five-year cable contract, seeking better conditions and lower prices, with Spectrum offering a \$26,000 signing bonus but no guarantees on future price increases. Marvin emphasized the importance of building reserves to avoid future

special assessments, noting that the association has historically underfunded reserves, leading to recent large special assessments for capital projects.

### 2026 Budget and Reserve Planning

The board discussed the 2026 budget, which includes a proposed monthly assessment fee of \$790 to fully fund reserves and avoid future special assessments. They addressed unanticipated expenses and unpaid assessments from two delinquent units, which contributed to the budget being over by \$80,000 to \$100,000. The board emphasized the importance of building reserves for future maintenance needs, noting that previous underfunding led to recent special assessments.

### Reserve Funding and Garage Repairs

The board discussed reserve funding and capital projects, with Don explaining that the state now allows pooled reserves rather than fixed category amounts, enabling flexibility to address unexpected expenses without special assessments. The Budget Committee recommended full funding of \$790 monthly assessments for 2026 and addressed concerns about garage repairs, estimating a minimum \$500,000 cost for the remaining three garages, with plans to engage Keystone for engineering and bid processes. The board was advised to decide on funding methods for both the current year's shortfall and future garage repairs, as insurance may no longer cover the deteriorating structures.

### Reserve Funding and Assessment Discussion

The board discussed funding options for reserves, with Perry and Mike recommending full funding at \$790 per unit while Paula initially misunderstood and thought Mike recommended against it. Don explained that partial funding would allow lower assessments in 2026 but would result in nearly non-existent reserves and ongoing special assessments. Mike expressed concerns about the potential for increased monthly assessments and special projects, while Don emphasized the board's responsibility to maintain property safety and values, citing the recently widened sidewalk as an example of necessary safety improvements.

### Budget Approval and Reserve Planning

The board approved a budget that includes full funding of reserves and a monthly assessment fee of \$790. They discussed potential savings from cable TV negotiations and insurance rate changes. The board also considered staffing needs and the possibility of hiring a third maintenance person. They agreed to send the proposed budget to all owners and hold a final ratification meeting in a few weeks. The next major project will be the analysis of the three garages, which is crucial for insurance purposes, with a \$6,000 kickoff cost approved.

**Disposition of Motions presented during the meeting**

	Motion	Status	Vote
1.	Adopt the budget committees recommended full funding for the 2026 budget. This proposed budget to be sent to all owners for review before formal adoption	Approved.	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Abstain
2.	Adjourn the meeting	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes