

## TREASURER REPORT

19 JAN 2020

Items:

- End of year report
- 2020 Budget
  - Projects
- Accounting practices
- Merger
- Transparency

We ended 2019 with approximately \$ 34000 in Operating; we closed the Office Expense account 7760 and merged it into the Operating account. The 3 remaining accounts are: Operating, Reserve Checking, Reserve Saving

There are two basic accounts: Operating and Reserve. The Operating account is used for day to day expenses. The Reserve accounts are used for maintaining fixed assets: roads, building, pool, spa, A/C and heating, etc.

High cost projects that require contracts are submitted for bid to a minimum of 3 contractors. The board then considers the cost, qualifications, and performance of the returned bids, and selects the best bid.

**Accounting practices:** WSK uses standard accounting practices: R&R Bookkeeping, QuickBooks Online, annual CPA review, monthly reviews, and quarterly reviews performed by the Audit Committee. WSK makes monthly presentations at the board meeting regarding the status of accounts; these account records are available to members review upon written request, of if you have a specific question you can stop into the office.

**Merger:** A study was made by a committee in 2017 to look into the possibility of merging WSK with another HOA. We talked with a developer regarding sale of the clubhouse property and development of additional lots; we discovered through the developer that the property is under a special zoning permit. The bottom line was that a developer would not be able to make a reasonable profit. As to the legalities of a merger: you would need to dissolve the WSK HOA, which would require at least a 2/3 majority of "ALL" owners (146 yay votes), along with

a lot of expensive legal costs. Merging with another HOA would mean WSK would lose its representation within the board, all with no reduction in annual assessments fee. And finally, neither Golf nor Spring Knolls wanted to merge. So, hopefully this will end the current pie in the sky thoughts of merger.

**Transparency:** WSK board members make every attempt to keep the operation of the HOA business transparent. We provide access to records for our residents to review. If there are questions that are submitted in writing to the board or presented at a scheduled board meeting, we answer them. If we are unable to answer a question directly, we research the answer. We keep up to date as best possible on changing regulations and try to meet these with as little impact to the residents as possible. We meet regularly with the other HOAs to discuss changes and how we each approach common issues. Finally, we hold regularly scheduled board meeting to present information to our residents, as well as send out a monthly newsletter, and post information on the website. We post the results of these meeting on the clubhouse bulletin board for all to see.

R/S James Sebring, Treasurer