

**HERONS GLEN RECREATION DISTRICT
FINANCE ADVISORY COMMITTEE
Monday, March 11, 2024 – Minutes**

	Present		Present
Jeff Buxton	X	Jayne Schwarz, Board Liaison	X
David Brendsel	X		
Paul Chipman	X	J.B. Belknap, General Manager	X
Dick Kline, Alternate	X	Lynn Brew, Controller	X
Rita Lehman	X		
Arthur Lippens	-	Wendy Shea, Act. & Ev.Coordin.	X
Larry Pedersen, Vice Chair	X	Supervisor Young, Overs, Kulkoski	X
Dennis Popp, Chair	X	Residents:	2

- I. **CALL TO ORDER**
Dennis Popp called the meeting to order at 9:00 a.m. Attendees are listed above.

- II. **APPROVAL OF MEETING MINUTES – January 8, 2024 & February 12, 2024**
Chair Popp asked for approval of the January 8, 2024, Finance Advisory Committee meeting minutes. Larry Pedersen moved to approve the January 8, 2024, minutes as presented, and Rita Lehman seconded the motion. A vote was taken, and the minutes were unanimously approved. Chair Popp asked for approval of the February 12, 2024, Finance Advisory Committee meeting minutes. Larry Pedersen moved to approve the February 12, 2024 minutes, as presented and Rita Lehman seconded the motion. A vote was taken, and the minutes were unanimously approved.

- III. **MANAGEMENT COMMENTS**
 - Discussion of bond items in planning stage –
-**Maintenance Buildings and Renovation** –GM Belknap informed the Finance Committee that the 5,000 sq. ft. Storage Building that was included in the 2020 Bond offering now costs \$200 per square foot which would be a \$1 Million dollar building with today’s costs. The building was originally planned to house the maintenance staff and work area as well as storage for the HGRD, HOA, and various resident organizations (VOG, Players of the Glen, Friends helping Friends, Resident & Events Committee etc. and additional golf carts needing to be under cover.

Management has been looking for other lower cost options and has found the option of shipping containers that can be customized. The HGRD could purchase 8 total containers with 320 sq. ft. each which would be 2560 sq. ft. total for storage. (See attached PowerPoint Presentation) The units would have double doors, 1 ton AC unit, floor w/acrylic coating, insulation, and a 100-amp panel electrical system for each unit. Management has spoken to over 10 vendors and presently has 2 proposals from Innovar Structures and Jenco Sales and will be speaking today to a third vendor. The two quotes for just the storage units are Jenco Sales (\$174,452) and Innovar Structures (\$192,460). The container company will provide the engineering drawings

for the foundation so a general contractor can pull a permit, level the area, and pour the concrete footings per the drawings.

A soil compaction test will have to be done prior to a permit being pulled. Once the area has had the compaction test and has been surveyed, the HGRD can go through the competitive bidding process for a general contractor. Engineer of record Jim Ink needs to modify the LDO to reflect the change, which would reduce the required impermeable space.

In between the four and four side by side containers there is room to house additional golf carts. Quonset Hut steel arch covers could cover golf carts as an after-market addition. More research will be done on this option.

Management is awaiting the Reaves Construction proposal for converting a portion of the existing storage area to an office/storage space for the Clubhouse maintenance staff. The original bond amount for the entire storage project was \$700,000 and this alternative option will be under that amount.

-Driving Range Restroom Bond Project – Rather than constructing a separate building, the concept under consideration will be to convert a portion of the existing Cart Barn at the putting green into 2 unisex bathrooms. Reaves Construction has scoped out the construction work, but the HGRD has yet to receive a proposal. Jim Ink has a preliminary copy of the plan to review with the County to modify the LDO.

-Ballroom – Karen Jessop stated that the Ballroom renovation committee has met numerous times and will meet again this week to make final plans. They have determined that renovations will be made to the stage, including new Curtains, upgraded lighting, and a unisex bathroom backstage.

- Process and Bid Oversight and Finance Committee – once management has the final quotes for the storage containers, they will contact the Bid Oversight Committee to review the bids, make a recommendation to the Finance committee for approval and present the committee recommendation to the Board. GM Belknap hopes to have this done this week.

IV. DISCUSSION ON 2020 BOND – Jayne Schwarz, Tom Hart, Lynn Brew and J.B. Belknap had a Zoom meeting with Bond Counsel last Thursday. After said meeting to discuss the Arbitrage Rebate Compliance, the consensus opinion is that the HGRD should discontinue earning interest above the 2.4% threshold on the remaining Bond Construction and Acquisition funds by changing the investment vehicle with the Bond Trustee. The HGRD will then rebate whatever amount of positive arbitrage is required once the 5th year Rebate and Yield Reduction payments have been calculated in July of 2025. Jayne Schwarz continues to confer with CLA and the US Bank Trustee for investment opportunities.

V. OTHER BUSINESS – Treasurer Schwarz informed the committee that their terms on the Finance Advisory Committee will expire on April 30th. Members who would like to

continue being a member of the committee, they need to apply when the Board sends out the application for committee volunteers for the 2024-2025 year. The new advisory committee year begins on May 1, 2024.

- VI. Next meeting – April 29, 2024 – Joint Board Meeting & Finance – Mid Year Report – 9:00 a.m. – CR-C/Zoom
- VII. ADJOURNMENT – Meeting adjourned at 10:18 a.m.

Approved-May 6, 2024

Dennis Popp
Chair, Finance Advisory Committee

Attachments