HERITAGE ESTATES H.O.A

OCTOBER 20,2025

FINANCE COMMITTEE
AGENDA & MINUTES

Review Previous Minutes-Board meeting minutes of July 21,2025 financial concerns were reviewed. After reviewing our HOA financial status our main focus will be evaluating our findings to determine if we should stay with our HOA policy covering our exterior buildings or insure our homes individually.

Review Financials

-Current Income Statement-As of 9-30-2025-total operating income of $68,945.02-total expenses of $54608.32 – net income of $14,336.70.

-Current Balance Sheet-total assets- $313,496.01.

-Current Bank Statements-

(A) 1st Community Bank

(Checking account balance)-$24,011.99

(Certificates of Deposit)-$3,320.59

&$146,431.50

(B) Golden West Credit Union-

(Certificates of Deposit) $139,731.93

Review 2025 Budget-Total member dues income-$91,200 (fees)

Interest income-	**$ 5,500**
Total operating income-	**$96,700**
Reserve savings-	**$11,429**

2026 PROJECTED BUDGET-

Total member dues Income-	**$81,600**
Total Interest-	**$ 9,600**
Total operating income-	**$90,200**
Reserve savings-	**$ 5,500**

INSURANCE ISSUES-

CURRENT POLICY COVERAGE- $29,371

2026 INSURANCE BIDS- Will putout bid requests to 3 interested parties and require bids due by December 1,2025

Finance committee will then meet to evaluate and make reccomendations.

-Discuss Feasability of “Potential” Changes

Bruce talked to Rockwell estates board members, Barbara Schultz and Vicki Sims, treasurer. They are individually insured with only an HOA policy covering the common grounds. Their monthly fee is $120.00 covering mowing , lawn care and snow removal. They have 19 members with 8 in twin homes and 11 single homes. They use Wiggins & Co, for accounting at $150. Per month but pay their own bills. Many are insured by Auto-Owners Insurance thru Backburn Jones Co of Ogden. An analysis showed that they are each paying aprox. $250 more per year for the same coverage as we get when combining all insurances.

Review New Reserve Study

The revised Reserve Study was reviewed and discussed.

Current vs Proposed HOA Monthly Fee Level- Our desire is to lower the monthly fee charged members but we decided to get our 2026 insurance bids submitted then evaluate if the fees can be lowered or not based on the bid level that we accept for 2026

Summary of Financial Proposals to the Board-

All insurance bids will be evaluated not soley on proposed cost but also the rating of each potential insurer and their financial strenght and their ability to cover any large claim we may face in the future. Our findings will be evaluated at our December finance committee meeting then our recommendations will be made to the HOA board members for their decision which will be then presented to all HOA members at our January/ February meeting for their sustaining vote.

Other- Ivan's presentation was reviewed and recommendations discussed. Ivan was thanked for his research. Claudia emphasised the

desire to lower monthly fees if this becomes feasible. A few non-financial maters were discussed such as the need for better weed abatement efforts and the possibility of reviewing our HOA CCR's (covenants, contract, & conditions) with the goal to update and to assure compliance with current Utah governing laws.

Meeting was adjourned.