



## **FINANCE COMMITTEE MEETING REPORT OF THE REGULAR OPEN SESSION**

Tuesday, September 26, 2023 – 1:30 p.m.  
Hybrid Meeting

**DIRECTORS PRESENT:** Azar Asgari – Chair, Alison Bok, Thomas Tuning

**DIRECTORS ABSENT:** None.

**ADVISORS PRESENT:** None.

**STAFF PRESENT:** Steve Hormuth, Jose Campos, Erika Hernandez

**OTHERS PRESENT:** United – Maggie Blackwell

### **Call to Order**

Director Azar Asgari, Treasurer, chaired the meeting and called it to order at 1:33 p.m.

### **Acknowledgment of Media**

The meeting was recorded and made available via Zoom and Granicus for members of the community to participate virtually.

### **Approval of Agenda**

A motion was made and carried unanimously to approve the agenda as presented.

### **Approval of the Regular Meeting Report of August 29, 2023**

A motion was made and carried unanimously to approve the committee report as presented.

### **Chair Remarks**

Director Asgari reflected on the three-years she spent as the United Mutual Treasurer and shared all the Board achievements. Also, she thanked President Lenny Ross and the members who participated in the committees and VMS Finance Department staff for the hard work performed.

### **Member Comments (Items Not on the Agenda)**

A member requested an update on her Records Request sent to compliance in March 2023. Director Asgari responded stated there will be a follow up to her request.

A member stated concern regarding the lodger policy. Director Asgari directed to the member to the Governing Documents Review Committee.

A member shared that she is finding cigarette butts being left everywhere by renters and there an excess of nuisance vehicles. She also shared that members are dumping

food in the laundry room trash cans leaving strong smells. Director Asgari suggested that these items should be brought to the board.

A member asked if there is an existing resolution pertaining to refunding residents for their increased electrical bill when fans are used to dry out large areas in their manor. Director Asgari responded stating that staff will look into previous bills and calculate the difference which will be refunded to the resident.

### **Department Head Update**

Steve Hormuth shared that the United 2024 Business Plan was approved on September 12, 2023 and there will be a presentation by Chuck Holland on the ERP progress update in a future meeting.

### **Review Preliminary Financial Statements dated August 31, 2023**

The committee reviewed financial statements for August 31, 2023 and questions were addressed and noted by staff.

### **Compensation and Outside Services**

The committee reviewed the report. No actions were taken or requested.

### **2024 Collections and Lien Enforcement Policy**

The 2023 Collection and Lien Enforcement Policy was provided to legal for review which resulted in no changes. A motion was made by Director Asgari to accept and approve the 2024 Collections and Lien Enforcement Policy as presented. Director Alison Bok seconded. The motion passed unanimously and will be presented at the next board meeting and be placed on the Consent Calendar and 28-day notice.

### **Endorsements from Standing Committees**

Landscape Services Committee - Approve and Endorse an Unbudgeted Operating Expenditure for Water Landscaping Projects. Kurt Wiemann, Director of Landscape Services, presented a staff report requesting approval for an unbudgeted expenditure in the amount of \$212,000 for water saving landscaping projects within the United mutual. Director Asgari made a motion to accept staff's recommendation. No second motion was made; therefore, the motion failed and this item will not be endorsed by Finance.

A member requested that the Landscape staff review the landscape work completed at 130 Majorca, would like to know the cost savings for landscape projects, and shared that staff isn't notifying residents prior to work being started. The member was directed to the Landscape Committee.

### **Future Agenda Items**

None.

### **Committee Member Comments**

None.

**Date of Next Meeting**

Tuesday, October 31, 2023 at 1:30 p.m.

**Recess to Closed Session**

The meeting recessed to closed session at 3:27 p.m.

*Azar Asgari*  
Azar Asgari (Nov 1, 2023 09:06 PST)

---

Azar Asgari, Chair

# United Finance Report 2023-9-26 Open (draft)

Final Audit Report


2023-11-07

Created:	2023-11-07
By:	Erika Hernandez (erika.hernandez@vmsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAHTdHickxovApY-fKdkdShFXstPmYpOn_


## "United Finance Report 2023-9-26 Open (draft)" History

 Document created by Erika Hernandez (erika.hernandez@vmsinc.org)


2023-11-07 - 5:03:58 PM GMT

 Document emailed to azar1022@hotmail.com for signature


2023-11-07 - 5:04:16 PM GMT

 Email viewed by azar1022@hotmail.com

2023-11-07 - 5:06:26 PM GMT

 Signer azar1022@hotmail.com entered name at signing as Azar Asgari

2023-11-07 - 5:06:44 PM GMT

 Document e-signed by Azar Asgari (azar1022@hotmail.com)

Signature Date: 2023-11-07 - 5:06:46 PM GMT - Time Source: server

 Agreement completed.

2023-11-07 - 5:06:46 PM GMT