HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Minutes
April 21, 2025, Finance Committee Meeting
Highlands Ranch Community Association, Inc.
Eastridge Recreation Center

FC Members Present:

Jennifer Harris
Leighton Stephenson
Shane Callahan
Erik Vaska
Michael Flower

FC Members Absent:

Ron Welk

Staff Members Present:

Brice Kahler, CFO
Emily Arnold, Controller

Board Members and Visitors Present:

Leo Stegman, Board Treasurer

1. The Finance Committee meeting was called to order at 6:00 p.m. A quorum of the Finance Committee was present.

2. The Finance Committee reviewed the March 24, 2025, Finance Committee meeting minutes.

   A motion was made to accept the March 24, 2025, HRCA Finance Committee meeting minutes as presented. The motion was approved with one abstention.

   Motion: Jennifer Harris Second: Shane Callahan

3. The Finance Committee reviewed and discussed the March 31, 2025, HRCA Financial Statements. The actual to budget favorable/unfavorable variances were identified, explained, and discussed for consolidated financials and each operating fund. Consolidated revenues are ahead of budget YTD by $34K; consolidated expenses exceed budget YTD by $109K. Program performance was also discussed, noting that Sports & Fitness and Aquatics programs are doing very well. We are actively marketing to fill 27 open spots in Preschool.

   A motion was made that the HRCA Finance Committee accept the March 31, 2025, Highlands Ranch Community Association Financial Statements. The motion was approved unanimously.

   Motion: Erik Vaska   Second: Michael Flower

4. The Finance Committee next reviewed the Q1 2025 Highlands Ranch Community Association 501(c)3 Financial Statements. Actual to budget variances were discussed for Highlands Ranch Cultural Affairs Association, Highlands Ranch Scholarship Fund, and Highlands Ranch Backcountry Conservation and Education Fund. Sources and uses of operating funds were discussed, including anticipated SCFD grants and contributions from HRCA.

   A motion was made to recommend that the HRCA Finance Committee accept the Q1 2025, 501(c)3 Financial Statements. The motion was approved unanimously.

   Motion: Jennifer Harris   Second: Erik Vaska

5. Brice Kahler presented the Q1 2025 Investment overview. As of March 31, 2025, we had approximately $3M to invest. Working with Morgan Stanley and carefully considering current market volatility, we picked up some CD's and corporate debt subsequent to quarter end.

6. Other Business:

   Brice Kahler discussed upcoming emergency reserve expenditures for two HVAC units at Westridge and pool lights at Northridge and Eastridge. These expenditures are scheduled for 2026 in the Reserve Study, but will be necessary to replace this year instead.

   The accounting for the annual Cigna rebate was also discussed. We will accrue estimated surplus above stop loss during the year.

With no further business, the meeting was adjourned.

Respectfully Submitted,

Emily Arnold, Controller