



RAC FINANCE COMMITTEE MINUTES

September 21, 2022

Club Room, Freedom Plaza

Members Present: Chair Al Roberts, Sandee Braddy, Jane Keegan, Joyce McCutcheon, Neil Rothfeld, Cor Snoeren, Joan Walker & Veanna Cape, RAC Liaison

Excused: Dave Lowe

Unavailable: Angie Roher, Freedom Plaza Director

Chairman Roberts called the meeting to order at 2:28 pm. The Chairman asked the Secretary if a quorum was present. The Secretary confirmed a quorum.

The minutes for August 17, 2022 were approved by the members present, upon a motion made by Neil Rothfeld, seconded by Cor Snoeren. All in favor, motion so carried.

REPORTS:

Cost of Living: Cor Snoeren reported that The CPI for Class A South, which governs most of our resident contracts, was 9.4 %. He also mentioned that the CPI basket includes consumer products and services, including rents. He stated that our rent could be raised 9.4% and the additional 2% stated in the contracts. He pointed out that this builds the base for next year as well as contributes to next year's CPI. Cor did discuss that the amount of credit we receive in January for the homestead tax deduction has been reduced from \$600 to \$460, further contributing to increased costs for residents.

Health Peak Stock: Neil Rothfeld stated that the stock closed on 9/20/22 at \$24.66. He further stated that Morningstar reported that at a valuation of \$36.00 it was fairly valued.

REPORTS:

Open Positions Sandee Braddy reported that the report that she had received from HR was the same as last month and the report for 9/1 was not available.

Move Ins/Outs Chair Roberts stated that there were 2 Move Ins and 2 Move Outs in August, with a total for the year of 18 Move Ins and 28 Move Outs. He noted that this was 10 below budget, causing a Revenue shortfall.

Financials: Chair Roberts, in reviewing the August report noted that for the year to date Net Operating Income benefited by several significant non-controllable positive variances, in the absence of which Net Operating Income would have been substantially lower.

Neil Rothfeld stated that there were problems getting the apartments rented. He said one option might be to offer something similar to Plan B, which would offer modified long term care benefits. In that way, the initial costs of the apartment could be reduced.

Neil also asked if the variety of vehicles now in use were leased or purchased. Al Roberts replied that Jeff Dickerson has done a wonderful job and is looking at vehicles in use regarding deployment and replacement, in particular the 32 passenger bus.

Joyce McCutcheon stated that she thought the \$95 special dinners now being done were taking personnel assets away from the residents dining, thereby reducing quality and service. Al Roberts stated that he had heard that the Chef and the staff looked forward to putting on these special dinners. He also said that outside catering has been stopped.

OIR Report It was discussed and noted as being received.

NEW BUSINESS:

Budget Chair Roberts apprised the committee that he would be attending a meeting on Oct. 5th to take the first steps in preparing the 2023 Budget.

As there was no further business before the committee, Chairman Roberts set the next meeting date as October 19 at 2:30 p.m. He then asked for a motion to adjourn. A motion was made by Joyce McCutcheon, seconded by Neil Rothfeld. Motion so carried. Meeting adjourned at 3:20 p.m.

Respectfully submitted,

Joan Feehan Walker, Secretary