



Finance Advisory Committee
Meeting Minutes
Wednesday, August 20th 2025, 1:00 pm
BVSA Conference Room

- A. Call to Order - time: 1:01 pm _____
Roll Call

Committee: Fred Hicks, BVSA Treasurer; Don Branson, Richard Bissell, June Burcham, Robert Wilks (Absent), Suzanne Vlietstra

Staff: Don Ciota, General Manager, Gina Silva, Controller

- B. **Approval of Agenda** Motion by Don second by Richard passes unopposed

- C. **Approval of Minutes** June minutes were incomplete and Fred will see that they are completed and sent to the committee for approval before September's meeting.

D. **Old Business**

1. **Recreation lakefill water bill update-** Fred provided a brief update and informed the committee that the Billing/Rec Credit due to the BVSA from the CSD was calculated at \$339,000 for the three year period from 2022-2025. This information was sent to the CSD and presented at the Liaison committee meeting. The CSD is currently reviewing this information and the BVSA is awaiting their response.
2. **Investment options presentation:** A presentation was given by Optimized Investment Partners (OIP) a third-party investment advisory company. OIP would advise BVSA on its management of reserves and cash on hand to increase our investment returns. **Some key highlights:**
 - OIP currently serves Golden Hills, Stallion Springs, and Tehachapi Cummings Water District
 - Provides end-to-end services including investment policy creation, reporting and regulatory compliance including adherence to the Davis Sterling act.
 - OIP creates and uses a custom cash flow model utilizing a dynamic cash management approach to create an optimized ladder strategy.
 - OIP does not touch the clients' money. They advise the client on how to invest their own assets.
 - The anticipated increase to the BVSA investment returns over a two-year period is anticipated to be approximately \$200,000
 - Anticipated costs for OIP to provide their services are calculated based on a percentage that applies to the total managed assets. It is anticipated to be approximately \$1,000 per month.
 - The contract would contain a 30-day out clause.
3. **Investment policy discussion Richard/Bob:** In light of OIP creating an investment policy so why would BVSA create their own policy. OIP's cost to benefit seems very beneficial. The committee asked Don to reach out to Golden Hills and Stallion springs to see what the reports look like and how much time is required to manage. It seems that OIP is the way to move forward currently. Don will reach out to OIP and continue to move forward with creating a

formal proposal containing sample reports.

E. **Financial Report information**

1. **Monthly Financials overview:** June and July preliminary financials were presented to the committee. BVSA is awaiting the auditors response and Fred would like to hold off discussion until we have the auditors response.

F. **New Business**

1. **2025/2026 FAC calendar schedule:** Discussion occurred regarding the follow-up item list. The goal is to try and close the entire follow up list this year. The difficult part of this is creation of a process to simplify the yearly reporting.
2. **Adu amenity fee discussion:** This year the fee was determined by dividing the yearly assessment by four. A policy needs to be created which explains how the ADU amenity fee is determined and easily explains the process for membership. Discussion occurred as to how BVSA creates a policy so the ADU amenity fee is accurately determined and applied. Fred will draft an ADU policy and bring it back to the FAC to review.

G. **FAC Member Comments:** None

- H. **Guest Comments:** Bonnie Schloser wanted to know how ADU amenity fees are determined and feels that if only one resident and one tenant are on a property ADU amenity fee should not apply.

I. **Follow-up:**

1. Bad debt aging report
2. Contract liabilities schedule
3. Reserve schedule
4. BVSCRFF list of assets

- J. Next Regular FAC meeting date and time: September 17th, 2026, at 1:00 pm.

Meeting adjourned at 2:06 pm.