



MARIPOSA COMMUNITY ASSOCIATION  
MINUTES OF COMMUNITY - **BFAC – Budget Finance Advisory Committee**

**Monday, 3/2/26**

The following are the Minutes of the BFAC Advisory Committee Meeting. The meeting was held at the Community Center, multi-purpose room.

Committee Members' Present: Scott, Conrad, Bill, John Littrell (1<sup>st</sup> meeting)

Staff Present: Fran

Residents in Attendance: John Karris

- I. Call to Order  
Bill called the meeting to order at 5:09 PM on 3/2/26
- II. Establish Quorum & Approval of Agenda  
A quorum was established.
- III. Approval of Minutes  
The minutes of the 2/2 meeting were unanimously approved.
- IV. Business



- A. Welcomed John Littrell and did an overview of the BFAC charter & history
  - B. Discussion of how to handle requested upgrades in SSA's, example given was new landscape rock needed in The M. Fran gave feedback that rock in the Right-of-Way in front of the houses in The M is part of the Community General maintenance & repair. Team also had a short discussion on needing to dig further into exterior stucco wall repairs across all of Mariposa, which will impact Reserve budgets/spending.
  - C. Reviewed January Financials with the team, Fran provided feedback on spend items that were previously emailed to her. Builder Assessment payments are currently behind and Cohere/Harvard are following up with the Builder for payment.
    - 1. Actual expenses for January were \$64,179 over the Jan. forecast and Revenue vs. Expenses for the month came in at <\$20,540> below forecast.
  - D. Board submitted items – none provided.
  - E. Team discussed the Community Center repairs and the impact of needing to replace the Dehumidifier and repair/replace the roof, all of which is estimated to cost ~\$500K. Discussion ensued about how long that work can/will take but ultimately need feedback from the final Architectural study that's being done.
  - F. Team reviewed current Accounts Receivable with emphasis on those in Collections/with Cohere Attorney's. Fran stated that Cohere is continuing to prioritize over-due accounts for revenue recovery as well as identifying those Accounts that may need to be written off due to current circumstances.
  - G. BFAC DRAFT Budget review with the Residents via a Community Café to be held on Tuesday, 4/7.
- V. Action Items
- H. Details of task: BFAC team to consider including Reserve budget spending for exterior stucco wall repairs in the 2026-27 budget.
  - I. Details of task: BFAC team to finish preparing and share FINAL DRAFT 2026-27 budget and begin preparing presentation for Community Café meeting with Residents on 4/7.
  - J. Details of task: Continue discussions and follow-up on over-due Assessment A/R in subsequent meetings.
- VI. Adjournment
- There being no further business the meeting was adjourned at 7:19 PM
- VI. Counterparts



These Minutes may be executed in one or more original, facsimile or electronic counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

MINUTES PREPARED BY:

*Scott MacMath*

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MINUTES SUBMITTED BY:

*Scott MacMath*

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