

CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S MEETING SUMMARY MINUTES
February 21, 2022

All Board members were present.

POA Members Present: 8 in person, 43 by Zoom

President Pat Dennis called the meeting to order at 5:00 p.m.

EVENT CENTER UPDATE (Rick Hach): The basement walls have been poured and underground plumbing has been installed. Gravel is presently being installed. In the next few days, a termite spray will be done, and vapor mats, rebar and mesh will be installed in preparation for the basement pour. After that will be exterior waterproofing, installation of floor joists and backfilling. The bar and kitchen equipment has been ordered. The glycol beer system is about to be ordered with support from the Men's Club. A wine dispenser has been ordered that will be paid for by a resident. A propane supply and underground tank agreement has been signed. Plumbing and lighting fixtures are being reviewed.

LONG RANGE PLANNING (Joe Steinkirchner): Joe introduced Darragh Geist who reviewed the survey with the Board, mainly focusing on the corrections or changes that had been requested in the Board's initial review or the survey. It will be an online survey. Property owners with email addresses on file will receive the survey link by email; all others will receive a letter with the link. The next step is to conduct a beta test of selected property owners. Joe Steinkirchner moved, Rick Cochell seconded, and the Board approved a motion to perform a beta test of the LRP survey.

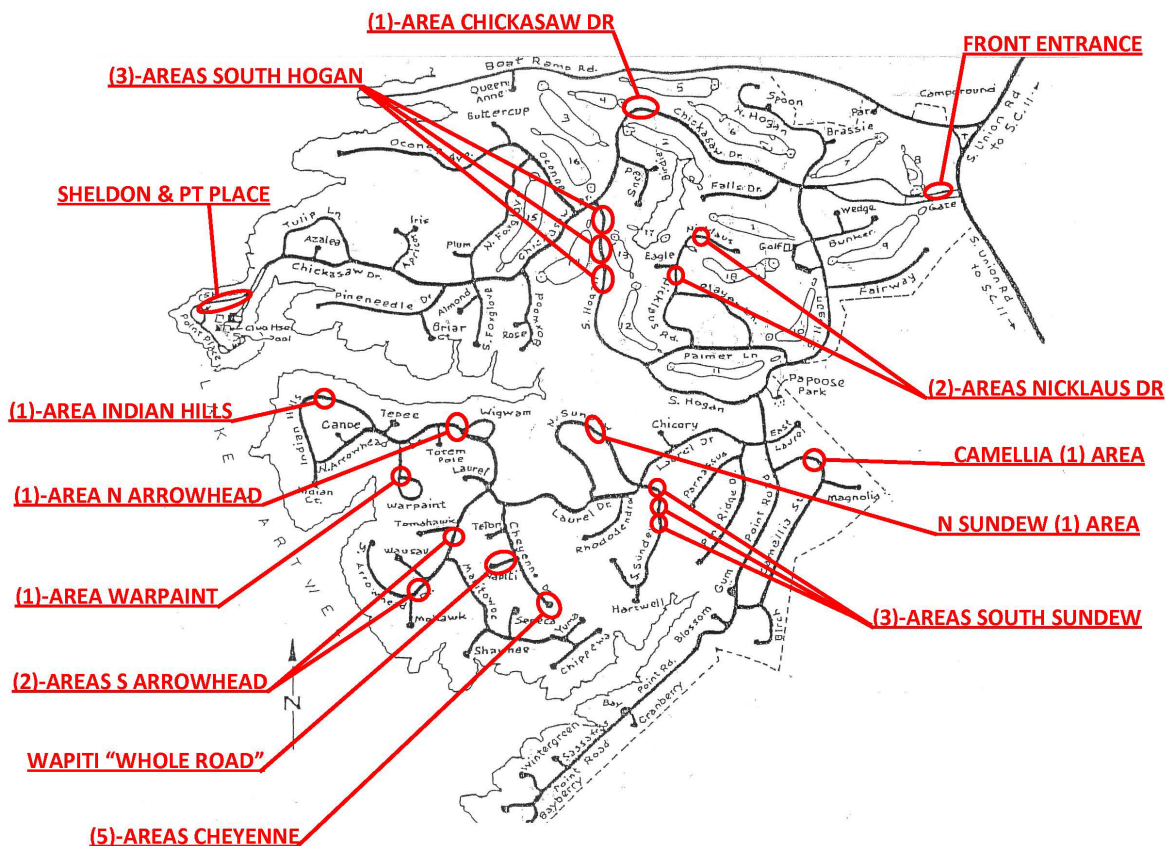
SAFETY AND REAL ESTATE (Nancy Aden): Real Estate: Between September 2020 and November 2021, the POA has sold \$23,000 in POA owned lots. 2022 is expected to surpass that figure. Safety and Security: Currently the uncovered storage fencing has been complete and barb wire installed around the top. Additional lighting has been added. A subcommittee including the Marina, Safety and Amenities has been formed to make recommendations to improve security. The following has been done or is underway: additional lighting in and around the community center parking lot, additional signage at the marina, installation of motion detection and brighter lights around the marina. Dan Nerdig is installing and coordinating cameras to allow all of them to be monitored under one app. Hang tags that were suspended during Covid are now being handed out at the gate again. A gate will be installed across the entrance to the POA owned lot below the pool. A program to assign numbered decals for resident-owned trailers is being reviewed, along with front windshield decals to identify resident vehicles. Nancy Aden moved, Pat Dennis seconded, and the Board approved a motion to return to using decals for at least boat trailers owned by Chickasaw Point residents to monitor who is using our facilities during boating season and to explore returning to decals on all resident owned vehicles.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): Amenities: February highlights for Amenities include: The RV Park Plan (approved in December by the Board) is being implemented. All RV sites are now vacated. Lyle's Team has the assignment of cleaning up the overall appearance, stump grinding and landscape work to begin soon. Continued upgrades at the community center, pool and adjacent parking lots with new cameras giving us excellent visuals. Dan Nerdig has done an outstanding job thus far. The Uncovered Storage area has improved lighting along with barbed wire perimeter fencing just installed. In addition, the overgrowth of landscaping has been removed. Dan Nerdig's team is working on camera placement. Initiatives in 2022 include: Covered and uncovered storage area improvements (surveillance cameras, perimeter fencing, etc.), RV Park beautification and improvements and Community Center upgrades. Architectural Compliance: The ACC Team wants to remind everyone to complete an Exterior Application and get it approved before moving forward with their Project. Ninety-five percent of all applications submitted are responded to within three days. Thirty-one

Exterior Change Applications have been approved February YTD. There are currently six new homes under construction and two new homes planning to start in several weeks. Remember to complete your ACC application, in addition to adhering to the Oconee County Code regarding permitting your project. i.e., deck work, major exterior work. The ACC Team is available to help guide you thru any process questions.

CPGA/GOLF COURSE, COMMUNICATIONS, EVENT CENTER OPERATIONS (Kim Wolcoveick): CPGA: Repairs and re-sodding of hole #4 is complete except for some final clean up in one of the bunkers and removal of equipment. Received inspection approval and certification from DHEC for the Dam and repairs completed on #4. Developing list of internal CP golf tournaments for 2022, more detailed announcements coming. Pleased to welcome two new members of the CPGA Management Team: John Roberts and Bruce Peschier. Event Center Operations Committee: Evaluating vendor for Pro Shop/Tee Sheet and Restaurant management software to be used at the new facility. Finalizing details for a 'Name the Facility' contest. Will solicit suggestions from POA members. Exploring marketing/advertising options for promoting new facility services and the golf course. Also review how to leverage to update current web pages. Developing descriptions and recruiting strategies for all staff.

ROADS (Mike Dittmer): Mike Dittmer presented a diagram showing fourteen areas in the community that require road repair. Mike has a potential new paving company to meet with in the next couple of weeks. He will also be meeting with Charles Lewis of C&R Paving who has recently done cart path work at Oconee Country Club. Cart path repairs will be coordinated with irrigation repairs being planned at the golf course. Additional crusher run has been installed on the road shoulders on Laurel. Crack sealing will be done on Almond, Briar and Pineneedle in the coming weeks.



FINANCE/SHORT-TERM RENTALS (Becky Black): Short-Term Rentals: The Short-Term Rental Committee conferred by email to create a list of questions that will be included in the upcoming Long Range Planning Survey. The committee will be meeting in the coming week. Several members have already volunteered to be on a sub-committee to chronicle all changes that have been made to the Bylaws and Covenants over the years to address the short-term rental issue. Finance: The year end 2021 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. were compared to the year end 2020 financial statements. The 1/31/2022 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. were also reviewed. The report with explanatory notes is attached as part of these minutes. In response to a request from the audience, Becky stated that delinquency would be reviewed at the March Board Meeting.

ADMINISTRATION/OPERATIONS (Pat Dennis): There is approximately 12 to 14 acres off Oconee Avenue that is within the community but is not part of Chickasaw Point owned by a family named Moxley-Brown. The owners of the property have asked the POA to grant them an easement to access their property. They have not stated their intent for the property. The POA is working with an attorney, Sam Albergotti, who is working with their attorney to craft an easement agreement that contains basically the same restrictions as those found in Chickasaw's Covenants. Currently, the POA's attorney has requested the legal description of the property from Moxley-Brown's attorney for review. Once that has been received, the easement restrictions will be sent to their attorney to see if they are amenable to those restrictions. More information will be forthcoming.

NEW BUSINESS: None.

The meeting adjourned at 6:55 p.m.

Comparative Statements – Dec 2021 & Dec 2020

- Balance Sheet Changes for 2021
 - Buildup of Cash/Reserves – Total Cash up \$+440K
 - Balance sheet for POA (Chickasaw Assn) reflects a large increase in the Intercompany Receivable and Long Term note which reflects the “debt ownership” borne by the POA with the signing of the new note. Note that the portion of the old note related to the RDA loan payoff is still due to the POA from the Utility. Reminder: The new loan is a draw type loan so therefore the remainder of the \$3.8M note amount will accrue onto the POA books during 2022 as we pay for construction billings each month
 - No other significant changes in 2021

Comparative Statements – Dec 2021 & Dec 2020

- **Income Statement Highlights for 2021**
 - All 3 entities had positive bottom lines once items were capitalized and moved to the balance sheet
 - Net Income (Combined) was \$632K compared to \$399K in 2020
 - POA Income was up 8.8%, mostly due to new homeowner capital & road use fees implemented in 2020
 - CUCO had very moderate income growth – just below 2%
 - Income for CPGA was up 7+% overall due to strong member/non-member play
 - Major difference in collective bottom line was lack of expenses for Road repairs for the POA (projects and cash reserves roll to 2022)
 - Expenses for POA and Utility were below budget.
 - CUCO had a good year related to repairs and maintenance expense, mostly because of the new EQ Basin installed in 2020
 - Expenses for CPGA were over budget by 11.5%, mostly due to repairs and maintenance which was driven by weather related events that occurred multiple times in 2021 (Note that the bulk of the work on Hole 4 will hit the 2022 financials)

Chickasaw Association, Inc.
Comparative Balance Sheet
As of 12/31/2021 and 12/31/2020

	<i>(unaudited)</i> As of 12/31/2021	As of 12/31/2020	Variance	%age
Assets:				
Operational Checking Account	\$549,517	\$163,964	\$385,554	235.1%
Other Money Market & Savings Accounts	454,879	346,136	108,743	31.4%
Accounts Receivable (net of allowances)	23,149	25,855	(2,706)	-10.5%
Intercompany Receivables	1,286,768	248,904	1,037,864	417.0%
Fixed Assets (Net of Accum. Depreciation)	577,878	473,016	104,862	22.2%
Other Assets	1,448,161	1,448,161	0	0.0%
Total Assets	\$4,340,352	\$2,706,036	\$1,634,316	60.4%
Liabilities & Equity:			0	
Accounts Payable	\$14,995	\$26,903	(\$11,908)	-44.3%
Current Portion of Loans/Notes	4,129	4,129	0	0.0%
Taxes and Payroll Liabilities	9	0	9	#DIV/0!
Other Liabilities	\$19,099	9,962	9,137	91.7%
Intercompany Payables	363,945	146,832	217,113	147.9%
Deferred Income	700	5,760	(5,060)	-87.9%
Long Term Notes	963,196	10,666	952,530	8930.4%
Retained Earnings	2,501,784	2,260,674	241,110	10.7%
Current Year Net Income (Loss)	472,495	241,110	231,384	96.0%
Total Liabilities & Equity	\$4,340,352	\$2,706,036	\$1,634,316	60.4%

Chickasaw Association, Inc.				
Statement of Revenues and Expenses				
For the 12 months ending December 31, 2021 and December 31, 2020				
	ACTUAL (unaudited)	ACTUAL		
	For the 12 months ending	For the 12 months ending	Total \$	%age
	12/31/2021	12/31/2020	Variance	Variance
Income/Receipts:				
Assessment and Capital Reserve	\$775,289	\$766,791	\$8,498	1.1%
All Other Revenues	145,987	79,808	66,178	82.9%
Total Income/Receipts	\$921,275	\$846,599	\$74,676	8.8%
Expenses:				
Finance & Administration	(\$186,003)	(\$177,515)	(\$8,489)	-4.8%
Communications	(10,790)	(6,935)	(\$3,855)	-55.6%
Pool Operations	(50,922)	(44,141)	(\$6,781)	-15.4%
Gate Operations	(70,858)	(61,908)	(\$8,950)	-14.5%
POA Operations	(60,116)	(76,849)	\$16,733	21.8%
Roads	2,054	(164,161)	\$166,216	101.3%
Clubhouse	(26,496)	(25,197)	(\$1,300)	-5.2%
Depreciation	(24,298)	(21,699)	(\$2,599)	-12.0%
Special Projects/Major Projects	(21,351)	(27,084)	\$5,732	21.2%
Total Expenses	(\$448,781)	(\$605,489)	\$156,708	25.9%
Current Year to Date Net Income	\$472,495	\$241,110	\$231,384	96.0%

Chickasaw Utility Company

Comparative Balance Sheet

As of 12/31/2021 and 12/31/2020

	<i>(unaudited)</i> As of 12/31/2021	As of 12/31/2020	Variance	%age
Assets:				
Operational Checking Account	\$95,393	\$74,772	\$20,621	27.6%
Other Money Market & Savings Accounts	70,460	70,485	(25)	0.0%
Accounts Receivable (net of allowances)	66,279	63,474	2,805	4.4%
Intercompany Receivables	370,355	216,901	153,453	70.7%
Fixed Assets (Net of Accum. Depreciation)	1,614,316	1,693,475	(79,159)	-4.7%
Total Assets	\$2,216,803	\$2,119,108	\$97,696	4.6%
Liabilities & Equity:				
Accounts Payable	\$35,358	\$99,840	(\$64,482)	-64.6%
Current Portion of Loans/Notes	0	32,200	(32,200)	-100.0%
Intercompany Payables	23,494	0	23,494	#DIV/0!
Long Term Notes/Intercompany Notes	947,857	922,384	25,473	2.8%
Retained Earnings & Contributed Capital	1,064,684	943,150	121,534	12.9%
Current Year Net Income (Loss)	145,410	121,534	23,876	19.6%
Total Liabilities & Equity	\$2,216,803	\$2,119,108	\$97,696	4.6%

Chickasaw Utility Company (CUCO)				
Statement of Revenues and Expenses				
For the 12 months ending December 31, 2021 and December 31, 2020				
	ACTUAL (unaudited)		ACTUAL	
	For the 12 months ending		For the 12 months ending	
	12/31/2021		12/31/2020	
			Total \$	%age
			Variance	Variance
Income/Receipts:				
Water and Sewer Billings	\$616,779		\$615,518	0.2%
All Other Revenues	22,275		11,696	90.5%
Total Income/Receipts	\$639,055		\$627,214	1.9%
Expenses:				
Cost of Water	(\$110,060)		(\$117,629)	6.4%
Water/Sewer Repairs & Supplies	(31,472)		(57,252)	45.0%
Chemicals & Sludge Removal	(22,178)		(17,569)	-26.2%
Wages/Payroll Taxes	(106,709)		(103,600)	-3.0%
Contract Services	(90,750)		(96,000)	5.5%
Electricity	(40,670)		(39,204)	-3.7%
Depreciation	(18,333)		(8,092)	-126.6%
Other Expenses	(92,571)		(83,641)	-10.7%
Total Expenses	(\$512,744)		(\$522,988)	2.0%
Current Year to Date Net Income	\$126,311		\$104,227	21.2%
Non-Operating Income/Expense:				
RDA Loan and Capital Assessment	\$140,619		\$140,646	0.0%
Other Miscellaneous Income	12,000		12,000	0.0%
Depreciation	(78,769)		(82,500)	4.5%
RDA Loan Interest Expense	(40,233)		(39,869)	-0.9%
Capital Projects	(14,518)		(12,970)	-11.9%
Total Non-Operating Income/Expense	\$19,099		\$17,307	-10.4%
Current Year to Date Net Income	\$145,410		\$121,534	-19.6%

CPGA, Inc.
Comparative Balance Sheet
As of 12/31/2021 and 12/31/2020

	<i>(unaudited)</i> As of 12/31/2021	As of 12/31/2020	Variance	%age
Assets:				
Operational Checking Account	\$114,974	\$193,298	(\$78,324)	-40.5%
Other Money Market & Savings Accounts	10,432	4,824	5,609	116.3%
Miscellaneous Receivables	3,843	4,081	(238)	-5.8%
Intercompany Receivables	6,769	0	6,769	#DIV/0!
Inventory	21,030	19,423	1,607	8.3%
Fixed Assets (Net of Accum. Depreciation)	289,270	209,231	80,039	38.3%
Total Assets	\$446,319	\$430,857	\$15,462	3.6%
Liabilities & Equity:				
Accounts Payable	29,358	28,867	\$491	1.7%
Current Portion of Loans/Notes	12,758	13,543	(785)	-5.8%
Taxes and Payroll Liabilities	1,338	1,054	284	26.9%
Intercompany Payables	339,964	325,605	14,359	4.4%
Long Term Notes	965	14,392	(13,427)	-93.3%
Retained Earnings & Contributed Capital	47,396	11,388	36,008	316.2%
Current Year Net Income (Loss)	14,540	36,008	(21,468)	-59.6%
Total Liabilities & Equity	\$446,319	\$430,857	\$15,462	3.6%
<i>Total operational cash as of year end</i>	\$759,884	\$432,033		
<i>Total cash (including operational cash noted above)</i>	\$1,295,656	\$853,478		

C.P.G.A

Statement of Revenues and Expenses

For the 12 months ending December 31, 2021 and December 31, 2020

	ACTUAL (unaudited)	ACTUAL		
	For the 12 months	For the 12 months		
	ending	ending	Total \$	%age
	12/31/2021	12/31/2020	Variance	Variance
Income/Receipts:				
Member Fees	\$139,822	\$123,894	\$15,928	12.9%
Non-Member Fees	\$252,729	\$235,471	\$17,258	7.3%
All Other Revenues	89,452	89,803	(\$352)	-0.4%
Total Income/Receipts	\$482,003	\$449,169	\$32,835	7.3%
Expenses:				
Golf Course Expenses	(\$378,747)	(\$315,669)	(\$63,078)	-20.0%
Inside Operations - Cost of Sales	(47,668)	(44,394)	(\$3,273)	-7.4%
Inside Ops - Pro Shop	(103,967)	(107,054)	\$3,087	2.9%
Inside Ops - Grill	(7,314)	(4,476)	(\$2,838)	-63.4%
Facility/Administrative Expense	(132,868)	(120,586)	(\$12,282)	-10.2%
Depreciation	(60,000)	(34,730)	(\$25,270)	-72.8%
Taxes	(6,126)	(33,807)	\$27,682	81.9%
Total Expenses	(\$736,688)	(\$660,717)	(\$75,971)	-11.5%
Current Year to Date Net Income	(\$254,685)	(\$211,548)	(\$43,136)	-20.4%
Non-Operating Income/Expense:				
Operations and Capital Assessment	269,225	\$272,765	(\$3,540)	-1.3%
Capital Projects	0	(25,209)	\$25,209	100.0%
Total Non-Operating Income/Expense	\$269,225	\$247,556	\$21,669	8.8%
Current Year to Date Net Income	\$14,540	\$36,008	(\$21,468)	59.6%

January 2022 Revenue & Expenses

- Assessment income posting now is remainder of 2021/prior billings
- Other income line items are in line or exceed budget
- All entities are below budget related to routine expenses
- CPGA Capital Projects expense is related to work on Hole 4 (as previously discussed)

Chickasaw Association, Inc.				
Statement of Revenues and Expenses				
Actual vs. Budget for the month ending January 31, 2022				
	ACTUAL	BUDGET		
	For the month ending	For the month ending	Total \$	%age
	1/31/2022	1/31/2022	Variance	Variance
Income/Receipts:				
Assessment and Capital Reserve	\$5,381	\$0	\$5,381	#DIV/0!
All Other Revenues	8,302	4,850	3,452	71.2%
Total Income/Receipts	\$13,683	\$4,850	<u>\$8,833</u>	182.1%
Expenses:				
Finance & Administration	(\$9,356)	(\$18,415)	\$9,059	49.2%
Communications	(843)	(1,000)	\$157	15.7%
Pool Operations	(822)	(895)	\$73	8.2%
Gate Operations	(5,631)	(5,045)	(\$586)	-11.6%
POA Operations	(7,415)	(9,997)	\$2,582	25.8%
Roads	(1,200)	(1,200)	\$0	0.0%
Clubhouse	(1,403)	(2,125)	\$722	34.0%
Depreciation	(1,665)	(1,665)	\$0	0.0%
Special Projects/Major Projects	(2,199)	(1,500)	(\$699)	-46.6%
Total Expenses	(\$30,534)	(\$41,842)	\$11,309	27.0%
Current Year to Date Net Income	(\$16,850)	(\$36,992)	\$20,142	-54.4%

Chickasaw Utility Company (CUCO)
Statement of Revenues and Expenses
Actual vs. Budget for the month ending January 31, 2022

	ACTUAL		BUDGET		
	For the month ending 1/31/2022		For the month ending 1/31/2022		Total \$ Variance
					%age Variance
Income/Receipts:					
Water and Sewer Billings	\$60,473		\$59,550		\$923
All Other Revenues	1,058		590		\$468
Total Income/Receipts	\$61,531		\$60,140		\$1,391
					2.3%
Expenses:					
Cost of Water	(\$9,500)		(10,000)		\$500
Water/Sewer Repairs & Supplies	(10,244)		(10,400)		\$156
Chemicals & Sludge Removal	(1,889)		(3,125)		\$1,236
Wages/Payroll Taxes	(8,416)		(8,845)		\$429
Contract Services	(7,250)		(7,250)		\$0
Electricity	(1,270)		(3,600)		\$2,330
Other Expenses	(9,236)		(10,390)		\$1,154
Total Expenses	(\$47,806)		(\$53,610)		\$5,804
					10.8%
Current Year to Date Net Income	\$13,724		\$6,530		\$7,194
					110.2%
Non-Operating Income/Expense:					
RDA Loan and Capital Assessment	\$1,151		\$0		\$1,151
Other Miscellaneous Income	1,000		1,000		\$0
Depreciation	(7,500)		(7,500)		\$0
RDA Loan Interest Expense			(3,215)		\$3,215
Capital Projects					\$0
Total Non-Operating Income/Expense	(\$5,349)		(\$9,715)		\$4,366
					44.9%
Current Year to Date Net Income	\$8,376		(\$3,185)		\$11,561
					363.0%

C.P.G.A				
Statement of Revenues and Expenses				
Actual vs. Budget for the month ending January 31, 2022				
	ACTUAL		BUDGET	
	For the month ending		For the month ending	
	1/31/2022		1/31/2022	
			Total \$	%age
			Variance	Variance
Income/Receipts:				
Member Fees	\$1,451		\$1,200	20.9%
Non-Member Fees	\$3,652		\$3,500	4.4%
Grill/Event Center Revenues	\$0		\$0	#DIV/0!
All Other Revenues	1,814		(\$186)	-9.3%
Total Income/Receipts	\$6,917		\$6,700	3.2%
Expenses:				
Golf Course Expenses	(\$19,509)		(\$24,068)	18.9%
Inside Operations - Cost of Sales	(282)		(700)	59.7%
Inside Operations - Pro Shop	(6,104)		(10,022)	39.1%
Inside Operations - Grill/Event Center	(974)		(1,000)	2.6%
Facility Expenses	(3,048)		(4,300)	29.1%
Administrative Expense	(4,359)		(4,711)	7.5%
Depreciation	(5,000)		(5,000)	0.0%
Taxes	(99)		0	#DIV/0!
Total Expenses	(\$39,375)		(\$49,801)	20.9%
Current Year to Date Net Income	(\$32,459)		(\$43,101)	24.7%
Non-Operating Income/Expense:				
Operations and Capital Assessment	2,073		\$0	#DIV/0!
Capital Projects	(101,260)		0	#DIV/0!
Total Non-Operating Income/Expense	(\$99,187)		\$0	#DIV/0!
Current Year to Date Net Income	(\$131,646)		(\$43,101)	-205.4%