FINANCE COMMITTEE

MEETING DETAILS

LOCATION:	Virtual via Microsoft Teams
DATE:	6/10/26
TIME:	8:00 AM
ATTENDEES:	Marisa Wigglesworth, CEO, Olympic & Paralympic Museum Doug Price, President & CEO, VCOS April Perez, Director of Finance, VCOS Dan LeClerc, Ent Credit Union Christina Haywood, Executive Director, Garden of the Gods Foundation Michelle Telarico, Owner Picnic Basket Catering Tyler Atkins, Biggs Kofford Bret Weichert, Biggs Kofford Dave Harris, Partner & Guest

NOTES

I. **Update on Investment Accounts:** Markets have continued to perform well, with year-to-date gains remaining strong. While a pullback has been anticipated, none has materialized, and overall investor sentiment remains positive. The committee noted that any short-term pullback is not a significant concern for long-term investors, and portfolios should remain well diversified.

Both funds continue to be managed conservatively:

a) Opportunity Fund: The Opportunity Fund maintains a conservative allocation of 20% stocks and 80% fixed income/cash. Year-to-date it has gained 1.50%, and over the last 12 months it has gained 7.49% ($155k) — a strong return for a 20/80 portfolio. Since April 2022, the fund has returned 5.64% annualized. The committee noted the fund was drawn down by approximately $443k over the last two years for marketing and CEO search expenses. The 20% stock allocation is currently valued at $439,298.

b) Emergency Fund: The Emergency Fund is used for cash management purposes, including money markets, CDs, and treasuries. Year-to-date it has gained 1.42% ($22k), and over the last 12 months it has gained 3.77% ($57k). Since April 2022, the fund has gained 3.82% ($287k). The fund is currently running approximately $21k over its 25% operating budget target. A $249k CD maturing June 14 will be reinvested into a CD ladder with maturities under three years.

II. Building Discussion: The vacant space continues to be a financial drain, carrying a mortgage payment of approximately $17k/month with no offsetting tenant revenue. One proposed solution discussed was paying off the $2.4M mortgage using the Opportunity Fund, which would eliminate the debt, free up cash flow, and enable future expansion; it was noted that the net interest cost is somewhat lower than the 6.5% rate because the Opportunity Fund's earnings partially offset it. Integrity also offered a temporary distribution from the Opportunity Fund to cover the mortgage payment as an alternative that would free up operating cash flow without a full payoff.

a) Several factors informed the discussion: a new CEO is expected to start by November 1, and committing to a major decision now could constrain their strategic vision for the space. Regarding the mortgage itself, prepayment is permitted, but it would trigger a significant capital gains tax event for the seller (Joan Hamilton), requiring advance notice. A hybrid option was also raised — refinancing with a smaller loan (e.g., $700k) to reduce monthly payments while preserving cash for renovations.

b) Decision: The committee agreed to defer the major strategic decision on the building's future (payoff, refinance, or tenant) to the incoming CEO, given the importance of their vision for the space to long-term success. In the interim, the vacant space will be withdrawn from the rental market to avoid a long-term lease that would limit the new CEO's future options.

III. **April 2026 Financials:** Financials through April 2026 are tracking as budgeted.

IV. Adjournment: The next meeting is scheduled for July 8, 2026.