

BOARD OF DIRECTORS MEETING

March 19, 2020

The Board of Directors Meeting was called to order at 9:02 AM via conference call.

Board Members present: Ginger Smith, Ginia Morfe, Mike Piacentino, John Breeden and Bill Baecker.
Also present: Julie Gonzalez

A quorum of the Board of Directors was established.

Covenant Committee Update:

Discussed status of Carolina Carpentry activities in GVP. Committee has inspected RV storage and found them all to be in compliance. Due to the health threat regarding the coronavirus, Bill made a motion to delay all meetings and inspections until May. Ginger seconded. All in favor – motion carried.

Approval of minutes from the February BOD meetings. Bill made the motion to approve, John seconded. All in favor – motion carried.

Bill reviewed the financial report. Due to the gate repairs costing more than we had in the Gate and Motors reserve, Bill made a motion to run a negative balance in that account until it is replenished. Mike seconded. All in favor – motion carried. Projections indicate it will take ~3.4 years to get to zero and another 5.6 years to get back to \$20K. Expected life of the new operators is ~ 14 years. There is still about \$36K of unpaid assessments still outstanding.

Manager's Report:

Discussed request for minutes of covenant committee hearing. Since all association documents should be available to any member of the POA, minutes will be provided.

Discussed construction gates. No ARC approval necessary for temporary structures, only permanent ones. Mike will write something up for the newsletter about not trespassing on private property.

Discussed next board meeting location. Usually we hold meetings in the pavilion as soon as temperatures permit, but will have the April meeting via conference call and reassess then when the first public meeting should be held – in light of health risks to coronavirus. Ginger will write up something for the newsletter on this.

Old Business:

Discussed potential candidates and roles for the road committee. Mike will reach out to them and see what roles they would like to have.

Discussed solar lighting in the Privy. Got an estimate for installation of wired lighting (\$6K). This is considered to be way too high. We will continue with the push-button closet light for now. Discussed need to have someone regularly check and change toilet paper rolls. Will see if Naturescapes will install weekly when they clean. Julie will order supplies.

Bill made a motion to enter executive session to discuss legal matters. Ginger seconded. All in favor – motion carried. Executive session began at 10:00.

Mike made a motion to exit executive session. Ginia seconded. All in favor – motion carried. Executive session ended at 10:15.

Summary of Executive Session:

- Board has unanimously voted to enter pre-litigation mediation with GV Landscaping. All members agree to participate in the mediation in an effort to prevent a lawsuit.
- Nothing new received on the Lanzetta case which was dismissed without prejudice.

Discussed Board handbook and policy manual. Work is ongoing.

New Business:

Discussed possible changes to the bylaws regarding utility trailers. No changes will be pursued at this time. As a way to help prevent parking trailers in plain sight of neighbors, Mike will write up a communication urging residents to use common sense and be courteous of their neighbors.

Discussed the Gate estimate and Ginger made a motion to ratify bid from OrnaMetals for the gate repair that was agreed via email. Mike seconded. All in favor – motion carried.

Discussed sales tax exemption for big ticket items. After final bill is received on gate repairs, Julie will submit forms in the hope of getting a refund on the sales tax due to our non-profit status.

Discussed needing a concise, one-page list of Rules and Regulations for renters. Agreed a task force should be put together to handle this.

Neighborhood Watch update: Ginger discussed a new proposed texting system to notify residents in an emergency (previously used an automated phone system). The charge per event is approximately \$25-30. Also discussed a potential emergency exit at the end of Scenic Vista. Some minor repairs need to be done and permission from adjoining landowner need to be acquired. Ginger made a motion to approve both items, Mike seconded. All in favor – motion carried.

Committee Updates:

- **Architectural Review Committee:** The ARC committee approved the following: Lots 47, 97 and 424 for new home builds, Lot 203 for a new garage build and Lot 113 for a new fence.
- **Landscaping Committee:** Bill made a motion to ratify the contract with Naturescapes that was agreed via email. Ginger seconded. All in favor – motion carried. 1 year contract was signed with Naturescapes effective 3/1/20 for \$13K per month.
- **Social Committee:** no social event being planned until the health threat is past.
- **Tech Committee:** Still working on details for alternate internet proposals. Gate repairs are in progress. Security camera upgrades will be coming shortly.
- **Welcoming Committee:** Moving recommendations report to newsletter for distribution.
- **Roads Committee:** Team has been getting estimates for correcting erosion issues and identifying culverts that need repair, extension or flushing to be viable again. They will be prioritized with a priority on the areas in our evacuation route (Waterfall trail to Lakeside). Team is working on long term plan to maintain road surfaces and any sealing is on hold until those plans are reviewed. There will most likely be some patching that needs to be done as well.

Mike made a motion to adjourn the meeting, Ginger seconded. All in favor – motion carried. Meeting adjourned at 11:16 AM. Next meeting is planned for 4/10/20 @ 9AM via conference call.