

## Board of Directors Meeting

December 10, 2021

Board Members Present: Jeff Simek, Kevin Powers, Sandy Tierney, Charlotte Elliott, Bill Varney, Greg Dempers, George Krul.

The Board of Directors meeting was called to order at 9:07 AM by Jeff Simek.

**Guest:** Evan Peterson

- Evan Peterson addresses the board on the "access to the lake at the NE side." Mr. Peterson suggested that access from the road to the trail can be improved with a culvert and stones covering it to make it easier to enter the trail.
- Any changes to add covert / stones Greg Dempers will communicate to Gary (Landscaping Co.) to understand.
- The Board will look into potentially updated the signage but the rest of the trail up to the lake will remain "primitive" and the Board decided to keep intact the prohibition on motorized vehicles on that section, consistent with the rest of the walking paths/trails.
- Evan suggests that any changes or updates to communicate via a newsletter.
- Board will get back to Evan to close the loop

**Motion:**

To approve November 5, 2021 BOD meeting minutes made by George Krul, seconded by Bill Varney. All in favor.

**Financial Review:**

- Bill Varney has provided an investment strategy. Jeff Simek to construct an email explaining the strategy from the Board to send out to the GVP community.
- In a split, but majority, vote, we approved the resolution authorizing the Treasurer to hold longer-term reserve funds in a Treasury direct account.

**Manager's Report provided by Julie Gonzalez: addressed all point highlighted in Yellow.**

- Snow removal using Carolina Paving. Motion to approve at November 5, 2021 meeting.
- Simplifying the code system. George Krul is ok with the plan. Julie to move forward and will send Jeff Simek the process **so that communications could be developed.**
- Evacuation plan by NW. **Pending**
- Large Boulders in the Pavilion area. All in favor. Jeff Simek to draft communication to the GVP community.
- Waterfall trail hiking path, email from John Augustine. Julie to send John Augustine **a note** stating that the Board considered this issue **and determined that** easements for the benefit of the community **allow such parking** and consistent with our Covenants and Rules.

- Request from NW requesting permission to attach “Emergency Evacuation Route” signs to existing street sign posts. Estimated 3-5 total posts. Board deferred action pending review of the actual evacuation policy, which is still under development.
- Board approved cutting a check to Diane Cook, head of the social committee, to close out the "carryover balance" from Todd for the benefit of social functions. The money is understood to be used at the discretion of the social committee for the benefit of Association members.
- Board approved the recommended \$10/day fines for lot 375, as recommended by the Covenants Committee.

#### **Old Business:**

- Waterfall Fall & Well Repair - Update by Greg Dempers.
  - Dean Taylor is working on it.
  - Filter – Monthly maintenance – Gary (Landscaping Co.) to change filter.
- Lake erosion: 15 tons of rock has been placed in areas at the shoreline of the lake to mitigate wind and water erosion and preserve and protect the lake liner. Board authorized additional rock to continue the work. Exact order to be determined by Greg and based on lowest cost/unit (if we get a double/triple/quadruple, etc. order and can get it delivered in one load it could save charges).
- Fish in the Lake: Need to have a discussion with the Lake Committee to better communicate such initiatives.
- Resident who requested permission to hold a "wedding reception" at the Lake apparently have secured an alternate venue, which would be less restrictive for the desired event.

#### **Committee Updates:**

- Landscaping Committee:
  - Greg Dempers to send out next year’s plan.
  - Working with Gary Gibson on Lessons Learned under Year One of new contract.
  - George Krul suggested a red, yellow, green approach to note progress with scheduled/ongoing activities.
- Roadway Committee:
  - Bids being received on “rebuilding” four sections of roadway
  - Waiting for proposal on crack filling
  - Roadway inspections – March 2022

Motion to adjourn made by George Krul and seconded by Bill Varney. All in favor. Meeting adjourned at 11:24 AM.