

BOARD OF DIRECTORS MEETING

July 10, 2020

Board Members present: Mike Piacentino, John Breeden, Bruce Little, Steven Arrowood, and Ginia Morfe. Jeffrey Simek attended via telecom and Bill Baecker was not present

Also present: Julie Gonzalez

A quorum of the Board of Directors was established

The Board of Directors Meeting was called to order at 9:00 AM by Mike Piacentino

The meeting opened with a short discussion about Cheryl Smith and her concerns and recommendations to reduce speeding on GVP Drive, one way traffic on GVP Drive, alternative entrance and exit to community. Cheryl Smith chose not to attend after an invitation from the Board to present her case in person.

Approval of the Minutes of the last meeting 06/12/20

A motion to approve the minutes of the 06/12/20 Board meeting was made by John Breeden and seconded by Steve Arrowood. Motion carried unanimous in favor.

Treasurer's Report

Bill Baecker provided an update via Email for the Board meeting as follows:

There were 3 impact fees collected during the month of June. So, for the year to date, \$22,500 has been collected and meets our budgeted goal for FY 2020. Added to the 2019 carryover the Impact Fee Reserves now total \$65,250. The \$9,750 initial payment to Burnettes Paving was paid from this reserve during the month of June.

We have \$11,493 in unpaid FY 2020 annual assessments and levied fines outstanding at the end of June, compared to \$8,125 total unpaid assessments at this same time in 2019. A total of \$1,270 in fines were levied in June.

Non-routine payments were made in June for the following:

Brunettes Paving.....\$9,750 (15% down payment)

Auto Owners Insurance.....\$5,624 (Commercial Property/Liability Ins)

EPM.....\$3,361.30 (500 RFID tags)

All other expenses were routine.

Projected cash flows for the remainder of 2020: excess cash at year end is estimated to be around \$65,000, including funds in the Impact Fees Reserves.

Manager's Report

Julie Gonzalez, Property manager presented the following items for discussions and resolution:

1. Management has obtained two proposals from Reserve Advisor and Association Reserves to provide a reserve study.

Motion by Steve Arrowood Second Ginia Morfe to accept Association Reserves bid for (\$4,260) to provide a reserve study. All in favor.

2. Pump installed and chlorine added to water. Bruce suggested we look at alternative solutions to keep down algae similar to what is used at the lake. Mike P. to review.
3. Mailbox work continuing: moved Mailbox and adding new box plus working with postal service to see what other boxes are needed.
4. Kayak rack (Tabled till Annual Meeting) Kayak slide to be looked at by Lake Committee.
5. Neighbors complaining about speeding in neighborhood. A special Safety group to look at signs and other methods to insure safety.
6. Sink hole in front of lot 47 still an issue. Julie to contact building contractor to repair.
7. Received complaint about two dogs on Scenic Vista that has bitten a neighbor walking his dog. Letter going to dog's owner.
8. Trillium street sign to be replaced with metal reflective sign with corrected spelling. Julie to handle getting new sign.
9. Road Damage caused by Appalachian Naturescapes on Mountain Vista Drive. Letter being sent to contract to request they cover cost of repair.
10. David Vaught requested diverting culvert to miss a garage he has built. Road Committee to assess request.
11. Fireworks were reported being used in development was reported. Covenants do not directly address this however the upcoming Rules and Regulations workshop will address this issue. Tabled
12. Waste cans at the Lake proposal.

Motion Mike Piacentino second Steve Arrowood to have Julie look at cost of bear proof containers to be placed at the lake. All in favor.

13. Recommendation from homeowner to Board for landscaper. Board does not recommend contractors.
14. Board to have workshop before next Board meeting to work on finalizing the updated Rule and Regulation to be discussed at GVP Annual Meeting.

15. Email from homeowner requesting advice on contractor's performance. Board does not advise as to which contractor to use or their past performance.
16. Homeowner questioned what landscaping was their responsibility vs. that of the POA. Landscape Committee to follow up.
17. Lot #187 claim of Lien filed 2/26/20. No response from owner.

Motion by John Breeden second by Steve Arrowood to proceed with foreclosure. All in favor.

OLD Business

- a) Road Repairs Update; Engineering Review comments were received and input into the latest version of the Roadway Maintenance and Repair Plan. Will add to agenda in August for final approval.
- b) Gate RFID's Tags Distribution Update; All is well
- c) Mulch Project Update; Steve presented that areas for mulch have mostly been addressed however more work is to be done when landscaper has time.
- d) Mailbox Installation on GVP Dr and Summit Drive Update; Mailbox and keys are ready and pad for new box waiting on materials. Should be available within two weeks.
- e) Pavilion Lighting; Lake Committee to look into possibly installing a generator
- f) HOA Website Update; Board members encouraged to register to the HOA Express website
- g) Rules & Regulations Update; Board will have a workday to review R&R before next Board meeting.
- h) Board Handbook Creation / Position Duties (Under Construction); No new information at this time.

Committee Request

Roadway Committee requested \$5000 for rocks/stone to control erosion.

Motion by Bruce Little to give \$5000 to road committee for rocks/stone. Seconded by Steven Arrowood. All in favor.

Meeting Adjourned

Motion Steve Second Mike (Voted on Approved)

Summary of Decisions Made

Motion by Steve Arrowood second Ginia Morfe to accept Association Reserves bid for (\$4,260) to provide a reserve study. All in favor.

Kayak rack (Tabled till Annual Meeting) Kayak slide to be looked at by Lake Committee.

Rules and Regulations workshop will address fireworks issue. Tabled

Motion by Mike Piacentino second Steve Arrowood to have Julie look at cost of bear proof containers to be place at the lake. All in favor.

Motion by John Breeden second by Steve Arrowood to proceed with foreclosure Lot #187. All in favor.

Motion by Bruce Little seconded by Steven Arrowood to give \$5000 to road committee for rocks. All in favor.