

## **Board of Directors Meeting**

**February 18, 2022**

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

Also present: Julie Gonzalez

Guest attending: Joe Michelin, Covenant Committee Chairperson.

The Board of Directors meeting was called to order at 9:18 AM by Jeff Simek.

Motion to approve Meeting Minutes from January 14, 2022 by Bill Varney and seconded by Kevin Powers. All in favor.

### **Financial Review:** by Bill Varney

- Number of invoices of POA assessment lower than budgeted.
- Potential for 2023 POA to increase due to:
  - Inflation
  - Increase of reserve
  - Increase in Contracts \$s
- Membership meeting / Town meeting for a pre-budget update – tentatively set for June 2022.
  - Possibly allow property owners not living at GVP to call-in. , if technology allows.

### **Manager's Report:** by Julie Gonzalez

- Mailbox purchase: 16-unit boxes have been purchased. Waiting for shipping estimate. Installation ~\$1100.00.
- Lot 390 property owners to let Board know when gate removal needs to be done in order to make necessary arrangements.
- Treasury Direct Account- Application has been filled out to cover board members and management.
  - Need to complete process of account set-up. Motion made by Bill Varney to have Julie Gonzalez managing controller, Kevin Powers seconded. All in favor.
- Snow Removal Curb Damage- Complaint from owner on Creekside Trail. Kevin Powers reached out to Carolina Express Paving for resolution.
- Last Call for anyone interested in filling a GVP Board Vacancy sent out on February 18, 2022 through the GVP website. Intent to apply for position by close of business February 22, 2022.
- NW Fire Evacuation Plan and use of Brackett Town Road – No further Board action required; Neighborhood Watch following up with Emergency Services organizations.

**Pending Issues:**

- Title Transfer – Todd Black scheduled to attend March 11, 2022 Board Meeting to discuss some land and rights of use to neighboring property owners. owners as certain GVP deeds are formally transitioned to the POA.
- Gate codes – simplifying gate code procedures. PENDING
- Collection of Past Due Accounts:
- Lots 32 & 33 – Foreclosure document sent to attorney to process.
- Lot 73 claim of Lien filed 11/13/20.

**Covenant Committee Recommendation:**

- The Board reviewed and recommended the continued violations for the following:  
Lots – 220, 395, 321.
- RV Storage, several property owners have been notified of proper storage of RVs. Working with owners to remedy.

**Administrative Updates:**

- Emailed all 2022 assessment statements to owners who have provided emails. Per policy no late fees are assessed in January; Late fees commence February 5, 2022.
- Request for gate programming, new remotes or new RFID processed.
- Estoppel Letters prepared for closings and Welcome Letters sent.
- Emails concerning plowing and or salting of roads. Kevin Powers to prepare a response.

<b>2022 Scheduled Board Meetings</b>	<b>Location</b>	
Friday, March 11, 2022	TBD	
Friday, April 8, 2022	Pavilion	
Friday, May 13, 2022	Pavilion	
Sunday, June 12, 2022	Pavilion	
Friday, July 8, 2022	Pavilion	
Friday, August 12, 2022	Pavilion	
Friday, September 9, 2022	Pavilion	
Saturday, October 15, 2022	Pavilion	<b>Annual Meeting</b>
Friday, November 11, 2022	TBD	
Friday, December 9, 2022	TBD	

### **New Business:**

- Janitorial Contract – 2022 contract for Pavilion and privy. Motion made by Greg Dempers to approve revisions to the proposed maintenance agreement, which will be returned through the Lake Committee for further consideration.

- The Board accepted the resignation of Bill Varney, Treasurer / Board Member, who will be leaving the community, and thanked him for his service. A motion made by Greg Dempers made and seconded by Kevin Powers. Kevin Powers will handle Bill's responsibilities until the position is filled. The Nominations Committee to close the application process to fill the vacancy on 2/22/22. All in favor.

- Bill will be missed and is recognized for his outstanding commitment to the GVP community. We all wish the best to Bill & Lois.

- Social Committee – request to use Pavilion an event for all GVP residents.

#### **Guidelines to be followed created by the Board:**

- No exclusive use of the Pavilion granted; all GVP residents must be invited even if there is an admission fee.

Social Committee should develop plan to deal with those who are not paying/registered attendees.

- Due to power limitations, a generator will likely be necessary.

- No outside vendors permitted. Band is acceptable.

- All trash in must be removed following the event.

- Parking is limited, cannot block streets.

Next's month (March) meeting location. - TBD

### **Committee Updates:**

#### **Landscape Committee:**

- Rocks put around Lake to mitigate erosion has been completed.

- Greg Dempers working with Gary Gibson of GVP landscaping on new work orders.

- Suggestion to make work orders details with three parts. Sandy Tierney to work with Greg Dempers to put a plan in place.

#### **Lake Committee:**

- Julie Gonzales to look at the warranty of the liner for the lake.

- Sand for the beach is a capital expense. \$600 for 10 tons. Motion by Greg Dempers, seconded by Sandy Tierney. All in Favor.

- Need to put a plan in place for sand that goes into the lake to mitigate silt build-up on the liner. TBD

#### **Roadway Committee:**

- Reviewing proposals for crack sealing all roadways in the community, looking to schedule in April 2022.

- Patching repairs on GVP Dr. Loop, Adirondack Dr, Mossy Oak and Mt Vista Dr. are approved and scheduled for March

- Annual inspection of roads will be in March 2022.

Next Scheduled Board Meeting: March 11, 2022.

Motion made to adjourn at 11:56 AM by Jeff Simek, seconded by Kevin Powers. All in favor.