

Board of Directors Meeting

August 12, 2022

Board Members Present: Jeff Simek, Kevin Powers, Charlotte Elliott, Greg Dempers, Lindsay Van Wijerden, Sandy Tierney Absent: George Krul

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:05 AM by Jeff Simek

Jeff Simek suggested to start the Agenda with Opening the floor to Owners Concerns:

- Resident Brady Bennett brought his concerns with a VRBO that is across from his residence:
 - Real Estate attorney brought this home and lives in Mooresville and felt that this was never going to be a permanent residence for him and his family.
 - Now it's listed under VRBO – it lists 5 Bedrooms/ Sleeps 17
 - 4-5 cars parked in the driveway
 - lights are on all night
 - Requested a possible Covenant change moving forward with rules / restrictions
- Resident Don Davidson
 - Mentioned a possible extra fee be charged for rentals
 - Neighbor rents out home, noise disturbance.
- Jeff Simek stated that the Covenants has a "Nuisance Clause." It's a broad interruption.
- Kevin Powers stated that all concerns be sent to Julie Gonzales. This way it will be documented.
 - Resident Kim Dempers mentioned a cap on how many rentals. Update covenants.
 - Peter Lewis – stated that he moved into a gated community, now there are weekend rentals and brings on additional cost to the community.
 - Charlotte Elliott – stated they bought additional property to build on and rent. Limits should be made on the length of stay.
 - Rental restriction and or guidelines
 - Red tags can be provided to renters.
 - Can the rental properties be register to the Management Company – Julie Gonzales
- Greg Dempers made a motion to begin the process to amend Covenants to put controls in place for rentals, agreement for a registration. Sandy Tierney 2nd the motion.
 - Jeff Simek stated to start and define the process. How to enforce? Seek Legal Counsel.
 - Julie Gonzales – Attorney to draft language. Provide it at the Annual Meeting.
- Vote: 4 yes - Sandy Tierney, Lindsay Van Wijerden, Kevin Powers and Greg Dempers
1 – no Jeff Simek, 1 – abstain – Charlotte Elliott

Motion made by Greg Dempers and 2nd by Lindsay Van Wijerden for approval of Meeting Minutes from July 08, 2022. All in favor.

Following the above discussion, the meeting continued with the Agenda.

Financial Review: by Lindsay Van Wijerden

- Operating Cost on track for 2022, 60% on track to the budget.
 - \$2800 of \$5000 left.
- Lake items / repairs to budget money out of the reserves.
 - Lake maintenance contract is operating not reserves.
 - Contract taken out of the 2023 budget.
 - Move ahead for any and make adjustments as necessary for repairs, etc.
- 8% increase for Reserves.
 - If repairs for Lake exceeds \$57K then will need to reevaluate.
- Increase of \$60 for 2023 HOA fees
 - Due to reserves, absorbing lost of parcels, landscaping contracts.
 - Will look into the Budget process for 2023
- Motion to approve 2023 budget made by Kevin Powers and 2nd by Greg Dempers. All in favor.

Manager's Report: by Julie Gonzales

- Transfer of Reserve Savings of \$20,574.00 will be transferred monthly.

Old Business:

- Lake liner damage and repair update – Pending
- Gate replacement – Tom Elfers working on new gates and motors
 - If the old gate is usable and art work can be removed, possibly to put by fireplace at Pavilion.
- Trimming hedges and removal of dead tree at Gate – Pending
- Lake maintenance and spillway overflow area – Damn will get cut shortly and then work on overflow.
- Lake Maintenance Proposals – Pending

- Annual Mtg and Request for Candidates: email 8/30/22, 2nd notice of Annual Meetings w/Ballots to be mailed 9/15/22: Annual Meeting Date: 10/15/22.

- Dog Ramp / Ladder – will order a new one. \$609.00, two donations made and requested for Board to approve the other 1/3. Motion made by Greg Dempers, 2nd Sandy Tierney. All in favor.

- Landis Easement – Private transaction. At this point should we contact our attorney for our legal rights could be if property is not purchase by a GVP resident. Our interest is to preserve our right as not to be detrimental to our community. Motion made by Kevin Powers and 2nd by Lindsay Van Wijerden. All in favor.

New Business:

- Contractors fishing in the lake. Suggested to send out email to contractors.
- Dog Park / Pickle Ball / Kayak rack requests. Will be part of survey.
- Lake – next step to checking parking permits. Pending
- Well Pump repair. Current bid is \$4200. Request to check other companies, if bids are \$4200 or less to have Boards approval to move forward. Motion made by Sandy Tierney, 2nd by Greg Dempers. All in favor.
- Covenant Committee request regarding the inclusion in the 12-month requirement for staining of decks, railings and stairs. Motion made by Kevin Powers 2nd by Charlotte Elliott. All in favor.
- Social Committee request for \$200 to add shelves to the Storage Shed. Motion made by Sandy Tierney, 2nd by Lindsay Van Wijerden. All in favor.
- Julie Gonzales – Lots that aren't maintained. An email has been drafted. Will put on agenda for September.
- Lake monitoring. Majority of residents and renters were positive. Educated folks that they needed a tag / permit. Charlotte suggested put rules of the Lake on back of tags.
- Julie Gonzales – Annual meeting. Send out two letters. First notice to request validation. Second notice to submit intent and election meeting will be held on October 15, 2022.
- Request to have interpretation of RV screening removed from "Guidelines." Motion to remove the 8 feet made by Kevin Powers, 2nd by Lindsay Van Wijerden. 5 yes (Sandy Tierney, Lindsay Van Wijerden, Kevin Powers, Greg Dempers, Charlotte Elliott) 1- no (Jeff Simek).
- Lot 321 continue fines. Motion made by Kevin Powers, 2nd Greg Dempers. All in favor.
- Julie Gonzales will prepare a survey / ballot for the Annual Meeting with description and cost, will send to the Board Members to review.
 - Pickleball Court
 - Dog Park
 - Kayak ramp

Committee Updates

Landscaping Committee:

- Beach Erosion – Pending
- Dam mowing – Pending
- Trail – trees down and storm damage – completed

ARC Committee:

- Approves for Lots 524/525 and 341.
- Lot 111 needs to submit application
- Request for a Deltec home needs to submit application
- Requests for Julie not to copy the Board on applications, to many emails.

Roadway Committee:

- Snow removal contract – Kevin Powers to provide additional information.

Gate Committee:

- Pending – will update once new gate is installed.

Lake Committee:

- e-coli level is at accepted level.
- One fountain – need to replace lake.
- Taking a conservative route to repair liner.

Covenants Committee

- Meetings / Hearings in September

Nominating Committee

- Nothing to report

Open floor to Owners concerns:

- Don Davidson
- Waterfall at the front Gate should have a sensor
- Mowing around the lake is too low, grass needs to be 4-6 inches
- Saratoga Drive – culverts are filling up and need to be checked.

Motion to adjourn meeting made by Jeff Simek and 2nd by Greg Dempers at 11:16 AM.