

BOARD OF DIRECTORS MEETING

April 10, 2020

The Board of Directors Meeting was called to order at 9:00 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.

Approval of minutes from the March BOD meeting. Bill made the motion to approve, Mike seconded.
All in favor – motion carried.

Bill reviewed the financial report. Bill will modify the financial controls to detail rules around how committees should procure approvals prior to spending POA funds.

Manager's Report:

Discussed a request for a few property owners to create a landscaped area on their corner that they will install and pay for. Ginger made a motion to approve as long as this is done without impacting culverts or water flow, and mulch will match that of the other community beds. Ginia seconded. All in favor – motion carried.

Discussed the Brush Dump. Some contractors are not pushing off what they are dumping and they are dumping in the wrong areas. The POA will pay to have the push off done this week. The Gate will be moved to limit access to the brush dump and discussed ways to incentivize contractors to push brush off and penalties for not doing so. Will get Todd's opinion since he still owns this area.

Discussed covenant non-compliances and whether fines should be levied, suspended or waived.

Old Business:

The Board agreed in March 2020 to participate in a pre-litigation mediation session related to the GVP Landscaping (Gary Gibson) matter. We are awaiting dates from the mediator for a face to face meeting.

Discussed lighting at the lake. Need to confirm that quotes include trenching and burying of conduit. The team agrees that the most important tasks are getting power to the pavilion and the hook up of receptacles there.

Bill is working on a contract for the Summers brothers to do some of the culvert, erosion and trail repairs. Bill made a motion to enter into that contract when it's ready, Ginger seconded. All in favor – motion carried.

Security camera updates have been completed. There is money budgeted for this expense. Bill made a motion to cut the check for that work, Mike seconded. All in favor – motion carried.

Ginia and Mike will reach out to the county to see if we can get some additional services for our tax dollars.

New Business:

Met with Sal in a different session to review the road condition assessment he is working on.

Discussed the fountain area near the gate that is no longer working. Landscaping committee will get estimates to fix it. There are some maintenance funds in the budget for this.

We need to make time to review the Rules and Regulations and get back to Julie with comments. Mike will take point.

John K. has completed his risk assessment of the Spectrum proposal. Bill and John will review and give recommendations.

Ginia will be starting to look at gathering nominations for board positions for the annual meeting vote. Board members should think about if they wish to return for another term.

Julie suggested a few tools for the board to look into that may make management tasks easier. The board will investigate and discuss at the next meeting:

1. SmartWeb for homeowners associations could help manage ARC and covenant violations instead of managing with spreadsheets.
2. HOA Express – is a portal for alerts, calendars and communications. This would allow these tasks to be spread across the board instead of all going through one member. It would be handled via registrations, so it would be a secure location to post documents confidential to GVP property owners.

Mike made a motion to adjourn the meeting, Ginger seconded. All in favor – motion carried. Meeting adjourned at 11:10 AM. Next meeting is planned for 5/8/20 @ 9AM via conference call.