

Board of Directors Meeting

June 11, 2021

Board members present: Jeff Simek, Kevin Powers, Bill Varney, Donna Michelsen, Charlotte Elliott, Greg Dempers, George Krul, Bruce Little

Also present: Julie Gonzalez

Guests: Cheryl Smith, Simeon Morfe, Jack Simek, and Representatives of the Neighborhood Watch.

The Board of Directors meeting was called to order at 9:00am

Motion to approve minutes from May 14, 2021 made by Kevin Powers and seconded by George Krul. All in Favor.

Financial Review: The approval process associated with expenditures is working. This is not a “no-spend” environment but a “pre-approval” environment. A sub-committee is looking at gaps in the 2021 budget and is in the process of putting together the 2022 budget.

Gaps in in 2021 budget are due to unknowns at the time regarding the landscaping contract litigation, a shortfall in anticipated impact fees, and the fact that there were no sales of new lots that would represent “new” assessment fees.

Discussion as to whether the reduction in fees assessed to owners of contiguous lots should be reviewed. Any such change would require an amendment to the Covenants and therefore subject to the vote of the entire community. No recommendations were proposed at this time.

Manager’s Report:

Gate codes have been divided into 5 categories that will be changed quarterly. Notification will go out to property owners largely via email. The property owners will be responsible to inform their contractors and service providers of the new codes. The new process will take effect July 15, 2021. Individual property owner codes and the use of automatic gate opening devices are not affected.

Motion to authorize Julie to send email to owners of Lot #70 (after review by Covenants Committee liaison) to inquire about plans to build a permanent residence on the Lot. Motion made by Bruce Little and seconded by George Krul. All in Favor.

Motion to bring up for discussion at the 2021 Annual Meeting the possibility of installing a UPS Drop Box at the gate. Motion made by Bruce Little and seconded by Greg Dempers. All in Favor. Greg Dempers agreed to research the issue.

Policy and Procedures for handling sensitive and private information. Draft and explanation of the policy was provided to Board members by Jeff Simek. Matter was tabled for further discussion and a more in depth review.

The Board briefly discussed the status of the Neighborhood Watch to better understand the confusion on whether the organization is a committee of the POA or a third party acting independently within the community. The Board appointed a sub-committee to examine both this issue and to respond to a correspondence from Rich Matzur addressing other issues relating to the Neighborhood Watch and the POA. That sub-committee planned an initial meeting immediately following the conclusion of all Board business.

Motion to have Carolina Express Paving perform the road repairs on Coal Pit Mountain Drive at the cost of \$8,700. Todd Black has committed to pay \$4,000 toward the repairs. Motion made by Kevin Powers and seconded by George Krul. All in favor.

Collection of past due accounts:

Lot #187 – Property was sold at foreclosure. Waiting on final payment and new deed. Monies owed to the POA: \$5,555.85. Waiting for payment.

Lot #32 & #33 – Foreclosure documents were signed but we are delaying proceedings in order to give property owner time to respond and to minimize current year legal expenses..

Lot #73 – Monthly payments are being received.

New Business:

Discussion on potential need for a beach patrol at lake area to make sure that only authorized persons are using this area. It was indicated that Len Eskew from the Lake Committee will periodically come to the area and remind residents who do not have the Resident ID tag on their vehicle that such tags are required. Len Eskew requested and received extra ID tags so he can give them out to GVP residents who need them.

Motion to exercise our option to extend the Essential Property Management contract for a 2 year period made by George Krul and seconded by Bruce Little. All in Favor.

Motion to schedule the Annual Meeting for October 16, 2021 made by Bruce Little and seconded by George Krul. All in Favor – 1 opposed: Kevin Powers.

Discussion on re-sizing the Board from its current 9 members in order to improve efficiency. No decision was reached at this time.

Motion to draft language to amend the by-laws to describe and create “split 2 year terms” for Board members. Motion made by Kevin Powers and seconded by George Krul. All in Favor.

Motion to form a sub-committee to look into the issues raised in an email exchange by the Neighborhood Watch against the Board President and the full Board of Directors. Motion made

by Bruce Little and seconded by Bill Varney. 4 in Favor. 3 opposed: Kevin Powers, Charlotte Elliott and Donna Michelsen. 1 abstention – Jeff Simek. Motion did not carry. Noted that earlier in the meeting it was agreed that there would be a discussion on the issues immediately following this meeting. Bruce Little then departed the meeting citing personal reasons.

Committee Updates:

Landscape Committee: Question by Property Manager regarding open Work Orders. Conversation between Property Manager and landscape committee will be held off line – result of conversation will be reported to the Board at next meeting.
No individual landscaping complaints received by Property Manager in the past month.

Architectural Review Committee:

Motion to approve revised ARC application made by George Krul and seconded by Greg Dempers. All in Favor. New form will be used as soon as possible.

Summary of the Restrictive Covenants was removed from the POA website at the attorney's suggestion as property owners should be referred to the full document.

Covenants Committee: Group is active in conducting regular inspections.

Communications Committee: A new independent email blast system is now in use. Data used in this system was collected from Property Manager's list and will allow for ease of use and enhanced security of sensitive property owner data.

Lake Committee: Meeting scheduled for Monday, June 14th at 6:30pm. Committee strongly recommends removing all trash cans except bear resistant container from lake area. More time is needed to consider installment of solar light in privy.

Social Committee: They are checking into purchasing tent walls for the pavilion so it can be used in all weather. All monies collected by the Social Committee from their events is held by their treasurer. Liaison was asked to clarify how they collect and hold these funds. The Social Committee was commended for their ability to go from a "standing start" to "up and running" in a short period of time.

Road Committee: Road Committee has put together a volunteer crew to complete shoulder reinforcement and erosion control on Lakeside Trail. To address further erosion around culverts, the group is working with landscape committee to create work orders.

Gate Access Committee: Simeon Morfe will contact vendor to schedule the replacement of hinges.

Nominating Committee recommendation is to leave the current Board at 8 members but keep the position open in case someone wants to be considered.

Statement by property owner Cheryl Smith regarding her prior concerns related to construction traffic and speeding within the community. Board stated that her concerns were considered and they had acted on recommendations of the Road Safety Committee while also attempting to balance the needs of all community residents.

Statement by property owner Simeon Morfe regarding the protection of his personal contact information and his concern that a recent solicitation of information may be misrepresented as a request from the POA.

Motion to adjourn made by Bill Varney and seconded by George Krul at 11:33am.