

BOARD OF DIRECTORS MEETING

May 8, 2020

The Board of Directors Meeting was called to order at 9:00 AM at the GVP Pavilion.

Board Members present: Ginia Morfe, Mike Piacentino, John Breeden and Bill Baecker.

Also present: Julie Gonzalez

A quorum of the Board of Directors was established

Roadway Committee Report by Sal Fatigate

Sal Fatigate (resident volunteer) presented an updated road report in order to move forward in developing a five year plan for road repairs and maintenance. Priorities have been agreed upon based on road usage. Overall, recommended plan is to crack fill annually, but hold off on major repairs unless the failure presents a danger. Recommend weight and length restrictions. Wait on the core testing until community is in position to do major repaving when construction traffic subsides. Financial plan to be developed; define repair criteria and go out to bid for current year repairs. Need to find a secondary/emergency community entrance/exit for future repairs to be completed.

Approval of the Minutes of the last meeting 04/10/20

A motion to approve the minutes of the 4/10/20 Board meeting was made by Ginia Morfe and seconded by John Breeden. The motion carried.

Treasurer's Report and Approval of Revised Financial Controls

Bill Baecker provided an update on projected cash flows through the end of the year and highlighted the major items in the April financial statements. He also presented a revised Financial Controls Policy, authorizing committee chairpersons to spend, with a \$1,000 limit within their areas with budgeted items and to negotiate service contracts. A motion to approve the revised policy was made by Bill Baecker and seconded by John Breeden. The motion carried (copy attached to the permanent set of minutes).

Manager's Report

Julie Gonzales presented the following items for discussions/actions:

Pavilion Electric

Electrical outlet bids were reviewed. Ginia Morfe made a motion to accept bid for pulling power to the pavilion and installing six 20 amp circuits at a costs of \$4,000 and seconded by John Breeden. The motion carried.

New Brush Dump Rules

Brush dump rules restricting use to home owners only were reviewed. Mike Piacentino made a motion to accept and implement the new rules and John Breeden seconded. The motion carried. (copy attached to the permanent set of minutes)

Reserve Study

Discussion ensued regarding a 3rd party reserve study to evaluate the adequacy of the existing GVP reserve levels. Julie Gonzalez will get quotes with and without a road study.

Rules & Regulations update

Board members were asked to review and finalize the latest version before next meeting via email vote

Update for trail repairs and culvert on Gravel Pit Rd

Bill Baecker reported the agreement for this project has been executed with Sommers Brothers and work began yesterday, to be completed by next week

Communications

It was agreed to recognize residents' volunteer contributions and approximate value to be noted in a public thank you through some media (Newsletter, Website, etc.)

Board Handbook

Ginia Morfe distributed, via email, the basic structure of the Board handbook for members to review and comment

Internet Update

During the last several months, discussions have been ongoing with Spectrum in an attempt to improve several of the more troubling terms of their proposal. Spectrum has not been willing to substantially move from those terms (i.e. contract length of time, bulk billing, total community participation, etc.). As a result, the Internet team is going to take a fresh look at other potential options to determine if there are better alternatives.

Committee Reports

Covenant Committee Update...next hearing on May16

Architectural Control Committee

No new home application reviews were completed, just garages and fences

Lake Committee

Reviewed the results of the dam inspection report from Watermark Engineering

Naturescapes will be providing repairs to the lake erosion issue with stone and hydroseeding at a cost of \$4900, to be funded from General Maintenance Reserve. The funds were previously approved at the November 14, 2019 meeting

Nominating Committee

Board Resignation/Appointments: Bill Baecker made the motion to accept Ginger Smith's resignation as a Board Member/Secretary and appoint the following members:

Bruce Little to fill the position of Ginger Smith

Steven Arrowhead to fill vacancy as a director

Jeffrey Simek to fill vacancy as a director

Ginia seconded the motion. The motion carried.

Landscaping Committee

The committee needs someone to replace Roy Smith to manage the Naturescapes contract. Discussion ensued and the board will need to find a volunteer to manage this contract.

Mulch Project Update: Bill Baecker indicated in order to mulch the entire community as per the budget goal, \$10,000 additional funding is needed over what was budgeted. Bill made a motion to transfer \$10,000 from the landscaping budget to the mulch budget which was seconded by Mike Piacentino. The motion carried

Technology and Gate Committee

Discussion ensued and the board decided to restructure the Gate Committee which will be responsible for access and mechanics and will report directly to Board. Gate Committee will also train Neighborhood Watch how to reset (close) gate after emergency opening. Mike Piacentino made a motion to appoint Simeon Morfe as chair of the Gate Committee and Bill Baecker seconded. Motion carried with Ginia Morfe abstaining.

The Tech Committee will morph into Internet Project Team

Discussed the need to update a phased in roll out plan for gate access and upload data from community residents' questionnaire responses

The pump no longer works and a replacement is needed for entrance waterfall. Julie Gonzalez will seek bids.

Summary of Decisions Made

1. Committee Chairs have authority to spend up to \$1K of approved budget money without going to BOD for permission (voted on)
2. Electricity at Pavilion – going with \$4K bid that includes wiring the pavilion with 6 outdoor outlets. No Privy electricity or light fixtures (voted on)
3. Brush dump is for residents only from this point forward (voted on)
4. Julie will get bids for a 3rd party evaluation of our existing reserves on all common areas – Roads will be separated out in the bids (agreed, no vote necessary)
5. We can't police the lake (agreed, no vote necessary)
6. Communication Vehicle (Newsletter, Website?) will recognize residents' volunteer contributions and approx. cost avoidance will be noted in public thank you (agreed, no vote necessary)
7. Will appoint 3 new Board Members to become part of our "transitional board". These new members will serve the remaining time on this term. Elections are scheduled for the October Annual Meeting. (voted on)
8. Entire community will be mulched this year based on delayed spending from prior years(voted on)
9. Spectrum is a no go at present(voted on)
10. Simeon has been appointed as head of the Gate Committee (voted on)
11. Committee Restructuring:
 - a. Gate Committee will be responsible for Access and Mechanics and will report directly to BOD. Gate Committee will train Neighborhood watch how to reset (close) gate after emergency opening.
 - b. Tech Committee will morph into Internet Project Team