

Board of Directors Meeting

March 11, 2022

Board Members Present: Jeff Simek, Kevin Powers, Sandy Tierney, Charlotte Elliott, Kathy Victor

Also present: Julie Gonzalez

Guest attending: Todd Black

The Board of Directors meeting was called to order at 9:06 AM by Jeff Simek.

Motion to approve Meeting Minutes from February 18, 2022 made by Charlotte Elliott and seconded by Kevin Powers. All in favor.

Update: Transfer of Deed to GVP – presented by Todd Black

- ~ 60 Acres that will be transferred to GVP and property adjacent to GVP that will be available to outside of the GVP community.
- Todd Black needs to have a survey completed.
- Todd Black to provide a progress report.
- Julie Gonzalez will provide an updated copy of the map with areas discussed.
- Todd Black will provide the language required for transfer of property.
- Board will review.

Financial Review: by Kevin Powers and Kathy Victor.

- Expenditures are being managed
- Budget should identify # of lots that HOA fees are being paid for when two continuous lots are owned by a resident.
- Snow removal budget – ~\$4900 expended year to date; remainder of budget available for end of the year winter months, if needed.
- Treasury Direct proposal has now been tabled and will not be implemented at this time.

Manager's Report: by Julie Gonzalez

- Old Debris Dump Area – confirmed by Todd Black no one is permitted to dump in that area as agreed to with the Board.
- An area has been identified strictly for the Landscaping Company under contract with GVP for dumping of debris; cannot be used by Landscaper for private contracts or by property owners.
- Temporary solution for an immediate need for placing 270 yards of mulch has been provided.
- Cluster mailboxes have shipped. They should be delivering week of March 14th.
- Janitorial contract – Pending lake committee refinement.
- RV Screening – A guide is in review that was developed last year to help interpret the C&Rs for the purpose of consistent enforcement: the board will review and update, as necessary, to help facilitate any questions / concerns.

Pending Issues:

- Gate codes – simplifying gate code procedures. Jeff Simek provided a DRAFT for review and sign off.
- 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.

Administrative Updates:

- ARC Request – missing documents, need additional information.
 - a) Lot 55 – Shed
 - b) Lot 528 – Home and Garage

New Business:

- Ratify the appointment of Kathy Victor as Treasurer / Board Member. Motion made by Charlotte Elliott and 2nd by Kevin Powers. All in favor. Board member Victor abstained.
- Appointment of Charlotte Elliott as Board Liaison for the ARC committee. Motion made by Sandy Tierney and 2nd by Kathy Victor. All in favor.
- Proposals for crack sealing all roadways in the community reviewed and approved, looking to schedule in April 2022.
- Asphalt Gator Sealing of the Roadways / Crack filling. Kevin Powers recommendation to contract with Carolina Paving. Motion made by Kevin Powers, 2nd by Sandy Tierney. All in favor.

Next's month (April meeting location. – Pavilion (weather permitting)).

Committee Updates:

Landscape Committee:

- Mulch – purchased 270 yards.
- Bridge repairs – Waterfall Trail from Grandview Loop parking area.
- Beach Sand – cost has increased. Waiting for approval.
- Landscaping company has completed all Pruning in the community. Working on fertilizing plants/shrubs.
- Waiting for the Road Committee to identify placing Rip Rap that can be used in culverts.

Lake Committee:

- Warranty for Lake liner expires May of 2022.
- Privy contract – waiting for Amendments/Revisions. Pending
- 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: April 08, 2022.

Motion made to adjourn at 10:42AM by Charlotte Elliott, 2nd by Kevin Powers. All in favor.