

Board of Directors Meeting

December 09, 2022

Board Members Present: Kevin Powers, Jeff Simek, Sandy Tierney, George Krul

Not Present: Greg Dempers, Brian Mahaffey and Lindsay Van Wijerden

Also present: Property Manager Julie Gonzalez

The Board of Directors meeting was called to order at 9:00 AM by Kevin Powers

Motion made by George Krul and 2nd by Kevin Powers for approval of Meeting Minutes from November 11. All in favor.

Financial Review: by Kevin Powers

- Treasurer Lindsay Van Wijerden distributed recommendations to take out \$300K from reserve accounts and to initiate CDs to generate additional interest for reserves. The concept was agreed to by the Board, and two banking establishments will be identified
- Julie Gonzales will check on potential Money Market accounts and contact Lindsay for discussion. These generate less interest but have no penalties for early withdrawal.
- Once recommendations are made to the Board, an electronic vote will be made via email.
- Year-end expenses are aligned with budget; any remaining operating funds will remain in the 2023 operating budget.

Manager's Report: by Julie Gonzales

- Owners Portal has been activated.
- specific sections of the Financial Statement (balance sheet and income statements) will be posted to portal monthly, beginning with the year end 2022 financials.

New Business:

- GVP street sign down at intersection of Joe Branch needs to be repaired and installed. Pending
- Greg Dempers had meeting with Gary (Landscaping Company)
 - Any conflicts that Gary cannot complete W/Os with a completion date need to have a valid reason. Missing scheduled dates will constitute a written warning and to be reviewed by the Board.
- Discussion on Bees. An entry was made on the Website for "items for sale" pertaining to the sale of honey and providing help to start your own beehives.
 - GVP Covenants states in # 1. USE OF LOTS: No lot shall be used except for residential purposes....and #6. ANIMALS: No animals, livestock....
 - Question raised about Bees being livestock and potential harm from bee stings to GVP residents having multiple beehives on GVP owners' property.
 - Julie Gonzales will confirm with the County of McDowell and NC State laws/regulations on what is considered livestock, specifically Bees. Further discussion will take place at the next Board mtg in January 2023.

Old Business:

- Lake Fountains – replace one fountain that is not working; approximate cost is \$ 4500.00. Motion made by Kevin Powers, 2nd by George Krul. All in favor. The plate from the defective fountain being removed should be installed on the gurgling fountain.
- Gate Replacement – TBD
 - Julie Gonzales contacted company for update.
- Trimming of Yellow Mop Hedge – Pending
- Landis Easement – Julie Gonzales recommended a Legal opinion. Motion made by Sandy Tierney to move forward with contacting Legal, 2nd by Kevin Powers. All in favor.

Committee Updates

Landscaping Committee:

- Greg had a meeting with Gary on completing workorders.
- Updated W/O spreadsheet to add a column for “COMPLETED SATISFACTORY”
- Pavilion Boardwalk - \$3500.00 – to replace. Pending
 - George Krul will get with Greg Dempers

Roadway Committee:

- Kevin Powers requested an engineering spec to evaluate the use of chip and seal on GVP Dr from the gate to Adirondack, and Adirondack through Mountain Vista. Understanding that this type of work will be scheduled potentially for 2024, a rough budget number needs to be developed. Julie Gonzales will provide.

Gate Committee:

- Pending – will update once new gate is installed.

Lake Committee:

- Need Fountain has been approved.
- Install culvert pipe to overflow drain. – requesting quote. Pending
- Dam Inspection – requesting Mike Piacentino send documentation / written report to Julie Gonzales.

Covenants Committee

- Debbie Pederson – new member to committee.

Open Floor to Owners:

- Don Davidson provided a list of items that need Landscaping attention.
- Requested by Greg Dempers. List provided good recommendations.
- Julie Gonzales to send list to members of the Board.

Next Board Meeting scheduled for January 13, 2023 – Location TBD

Motion to adjourn meeting made by Sandy Tierney and 2nd by George Krul at 11:16 AM.