

BOARD OF DIRECTORS MEETING

January 10, 2020

The Board of Directors Meeting was called to order at 2:30 PM at the home of Mike Piacentino.

Board Members present: Ginger Smith, Ginia Morfe, Mike Piacentino and Bill Baecker.

Also present: Julie Gonzalez

Not present: John Breeden

A quorum of the Board of Directors was established.

Covenant Committee:

Met with Kevin Powers and Tom Mills about covenant committee issues.

Need better communication between ARC and CC so they know what structures have been approved and the dates associated with them. Discussed how we should levy fines for non-compliance. Every effort will be made to work with the property owner to resolve the non-compliant issues (according to our procedure) before fining. The board will hear CC recommendations for each situation and vote on whether fines should be leveled. Fines will be assessed from the day of that vote until compliance occurs.

Approval of minutes from the November and December BOD meetings. Bill made the motion to approve, Ginia seconded. All in favor – motion carried.

Bill reviewed the financial report.

Ginia made a motion to enter executive session to discuss legal matters. Bill seconded. All in favor – motion carried. Executive session began at 3:27.

Bill made a motion to exit executive session. Ginia seconded. All in favor – motion carried. Executive session ended at 3:51.

Summary of Executive Session:

- Lanzetta suit: POA attorney has filed motion to dismiss.
- Regarding threatened litigation with Grandview Landscaping LLC: Completed timeline and communication details to provide to POA attorney.

Manager's Report:

Discussed delinquent accounts. Bill made a motion to send certified pre-lien letters to the two properties in question. Ginia seconded. All in favor – motion carried.

Discussed the vacant board and committee positions. Bill made a motion to continue with 5 board members until the next election, focusing on filling the committee vacancies. Ginia seconded. All in favor – motion carried.

Julie will send us her list of committee members and we will update it so we have a current list. Committee list includes the following committees: Social, Welcome, Lake, Covenant, Architectural Review, Landscape, Roadway, Tech-Security, Tech-Gate, Tech-Internet, Budget, Nomination, Communications.

Discussed potential candidates for vacancies on Landscape, Roadway and Communications committees.

Carl (from Asbury) is adding privy chemicals 2x year in January and July.

Discussed the Lake reserve funds and need for more funds to handle perimeter erosion issues (adding rip rap to prevent further erosion). Bill made a motion to take \$14K from the budget and put in the General Capital Improvement fund to handle these expenses. Ginger seconded. All in favor – motion carried. Bill made a motion to increase the annual Lake reserves from \$1600 to \$5000. Ginia seconded. All in favor – motion carried.

Committee Updates:

Covenant Committee held a hearing to discuss completion of building projects currently exceeding the 12 month/15 month completion deadlines (per the GVP Covenants). The Committee has requested and are pursuing completion schedules with individuals. Management will be sending letters out to those approaching completion deadlines so they are aware of their responsibilities.

Architectural Review Committee reports one shed approved this month.

Lake Committee is looking into installing electricity in the pavilion and privy. Bill made a motion to approve \$800 for an engineering firm to design a wiring plan for the pavilion and the privy. Ginger seconded. All in favor – motion carried.

Social Committee reported the Christmas Party was a great success. A St. Patrick's Day party is being planned at the same venue.

Welcome Committee distributed 7 welcome packets and beverage bottles were delivered to one family that moved in.

Technology Committee reported that they will break into 3 sub-committees. Internet, Security and Gate. The Internet team met with one provider about a possible partnership and will be speaking to another within the next week or so.

Roadway Committee has completed a contract for plowing with GC Landscaping for the winter season. Purchased driveway markers to be installed where necessary to prevent damage during plowing. North facing hills will be identified for de-icing when necessary. Deferring any patching until crabgrass in road can be successfully killed. After that is successful, will have Premier come in and re-evaluate what needs to be fixed and perform the repairs.

Landscape Committee reports Naturescapes has been blowing leaves and ensuring culvert integrity. Shrub pruning and replacement is imminent. They will also be bringing in the big tractor to start mowing the banks (10-12' from the road edge).

Ginger made a motion to adjourn the meeting, Bill seconded. All in favor – motion carried. Meeting adjourned at 4:56 PM.

Next meeting is planned for 2/13/20 @ 9AM at the home of Ginger Smith.