

Board of Directors Meeting

May 14, 2021

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

Also Present: Julie Gonzalez

The Board of Directors Meeting was called to order at 9:03am.

Motion to accept the resignation of Mike Piacentino with deep gratitude for his service made by Jeff Simek and seconded by Donna Michelsen. 7 in Favor – 1 opposed – Kevin Powers.

Motion to hold a special meeting on May 19th 2021 to discuss the selection of a new president and to fill the open board position made by Charlotte Elliott and seconded by Bill Varney. All in Favor. At the request of Bruce Little, a 15-minute presentation on Landscaping Committee proposed projects was added to the agenda.

Greg Dempers was welcomed as a member of the Board of Directors.

Discussion with attorney Erin Dunnuck –

- Confirmed that all attorney/client conversations are privileged conversations and the board is legally bound to protect those conversations forever.
- There is no clear direction on contiguous lots that are owned by 1 owner: are they treated as 1 lot or 2 separate lots with regard to building and improvements? More research needs to be done.
- How to minimize risk of lawsuit if the board decides to cite property owners for a covenant violation if they only have a shed on the lot without a primary residence.

Motion to approve the minutes from April 16, 2021 made by George Krul and seconded by Bruce Little. 7 in favor – 1 abstention – Greg Dempers.

Financial review:

- Monthly expenses are aligned with budget.
- Impact fees are lagging.
- Outstanding assessments (addressed in Manager's report).
- Financial guidelines for securing materials and services were sent to the Board for review.

Manager's Report:

- **Motion** to accept the Gate Committee's policy recommendation for gate codes and access effective July 1st by George Krul and seconded by Greg Dempers. All in Favor.
- Liability waiver for volunteers: Jeff Simek volunteered to search for a short, concise version of a liability waiver form. And share with the Board for review.
- GVP Google Drive policy: Tabled.
- Title for common area: Prior deed for one 0.5 acre tract was not written properly. Attorney is working on correcting parcel description. Todd Black will reimburse POA for all legal expenses related to the transfer of title.
- Property Manager requested a copy of landscaper's monthly summary report in order to respond to property owner's questions and/or complaints. Format of report is a work in progress but it is currently being developed and refined.
- Collection of past due accounts:
 - Lot #187 – Foreclosure sale complete. POA will be reimbursed for past due assessments and fees.
 - Lot #32 – **Motion** to proceed with foreclosure made by Kevin Powers and seconded by Bruce Little. All in Favor
 - Lot #73 – Lien filed 11/13/20. Owner entered payment arrangements. Monthly payments are being received.
- There are 3 lots with sheds and no homes: Lot #230, Lot #182, Lot #404. Board will draft a letter asking property owner for an update on their plans. Letter will be sent to attorney for review before being sent to property owners.
- YMCA marketing email sent to community using property owners list – Welcome Packet should no longer include property owner's list.

Old Business:

Coal Pit Road failure: Road Committee received one estimate and will get another estimate before bringing to the Board. Todd Black has indicated that he will contribute to the cost of the repair which looks like it will be between \$20,000 and \$30,000.

Weight limit restriction – the POA will not purchase a weight limit sign.

Internet option – tabled.

Board Handbook creation: Jeff Simek offered to rewrite and present to the Board for review.

New Business:

Trash can removal – communicate to Lake Committee that the plastic trash can next to lake should be removed, leaving only the cement container.

Motion to approve revised contract with Lotti Poppel for cleaning privy/pavilion area and trash removal made by George Krul and seconded by Jeff Simek. All in Favor.

Committee Updates:

Covenant Committee:

Hearing on violations at Lot #480 – owner now in compliance.

Lot #220 – **Motion** to accept Covenants Committee’s recommendation to initiate the fining process at \$10/day by Bruce Little seconded by George Krul. All in Favor.

Communication Committee:

Website now includes a calendar of group meetings held at the pavilion with the notation that the pavilion cannot be reserved.

A camera link of the mountains has been added.

Architectural Review Committee: Revised ARC application approval is tabled until further discussion and review.

Landscape Committee:

Proposals for projects at front gate area and lake area will be brought to the Board for consideration.

Cars parked on Grandview Peaks Drive on curve near entrance is causing premature damage to roadway edge.

Social Committee:

Friday Night Socials will begin on May 21st and continue on Fridays through the summer months.

Trivia Night will begin June 16th and be held once a month through summer months.

Saturday morning brunch will be held June 19th. Limit to 48 reservations.

Looking for assistance with Welcome Committee.

Roadway Committee:

Crack sealing scheduled for December 2021 – estimate will be provided.

Roadway committee is meeting on May 19th .

Discussion:

Policy needed to designate who has rights to see video of front gate.

Non-residents and/or unaccompanied guests using lake area: Need stricter enforcement of current policy. Email will be sent reminding property owners of policy.

Motion to adjourn made by Bruce Little and seconded by George Krul at 12:28pm.