

**PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION**  
**MINUTES**  
**Wednesday, August 15, 2018**

**Call to order:** The meeting was called to order at 6:30pm by the President, Kathleen Jameson, at the Governor's Ranch clubhouse. Other board members present: Jerry Chamberlin, Jim Full, Linda Melphy and Lori Shields. Also present, Kevin Lavene, HOA Manager.

**Open Forum:** No homeowners present.

**Minutes:** Board reviewed minutes of July 18, 2018 Regular Board Meeting. Minutes were approved as written.

**Financial Reports:** The July 2018 financial statements were reviewed by the Board. Motion made by Linda Melphy, seconded by Jerry Chamberlin, to transfer excess money taken from reserves for concrete/asphalt projects to be paid back to reserves. A Motion was made by Jerry Chamberlin and seconded by Jim Full to approve the financial statements with the adjustments. Motion carried.

**Committee Reports:**

**Social:** Linda Melphy

- National Night Out and Ice Cream Social had a nice attendance. Numbers to come.

**Communications:** Linda Melphy

- Address directory updated to print, but will hold until August for additional updates. Plan is to print in current booklet format. Suggestion made for future updates to simplify format for ease in updating, printing and emailing.
- Service directory updated, but reminder to Kevin to provide his additions.

**Design Review:** Jerry Chamberlin

- Still doing follow up on letters after spring walk through. One residence making fixes slowly; one extension on concrete approved.

**Hospitality/Beautification:** Kathleen Jameson

- Sympathy card to Susan Ahrens on the loss of her partner and a get well card to Barb Roberts.
- Karen Hansen has advised she won't be working on the Christmas decorations this year; Gloria will handle but wreaths need to be fixed.

**Special Projects:** Lori Shields

- Lori was researching solar lights. Jim updated her on the status of LED lights through Xcel; no firm plans.

**Capital Improvements and Gate:** Jim Full

- Jim had a complaint about the gate squeaking.

**Unfinished Business:**

- Kevin reported that the engineer he had evaluate our streets said replacement with milling and Petromat would be around \$230,000. Current streets' conditions should last 3-5 years unless we do another sealcoating at that time. Parkside has reached the normal life expectancy expected from the 1996 re-milling and repaving.
- Nominating Committee: We now have four nominees running for the two openings. Bios have been requested.
- Kevin reports the issue with commingled funds has been addressed. He had a question about the audit transfer and was referred to the audit report; the adjustment was made in March and reported on the April minutes.
- CCR and Bylaw Changes: Drafts of ballots and registration forms were submitted to the lawyer on 08.15.18 with a response promised by next week. The resolution required by the auditors will be handled at the annual meeting. It was decided that the bylaws vote at the annual meeting would make the meeting too long. Both ballots will be mailed and returned to the HOA manager for tally. Stamped envelopes will be included to expedite return. Need 59 for the Declarations, majority of those voting for the Bylaws for the changes to pass. Cover letter of explanation is in process; will be revised when response comes from lawyer.
- Unlicensed vehicles: After discussion with the lawyer in July, an addition to the DRC Guidelines was made to prohibit operation and parking of unlicensed vehicles in Parkside. The language will be updated after the lawyer's review of the Parking Declaration and will be included in the CCR changes.
- Patio covers: The DRC guideline 2.44 was expanded to include earth tones and/or white to match the trim, option 4 of the draft. Motion to approve made by Jerry and seconded by Jim. All approved.
- Tree trimming guidelines: The DRC guideline 2.22 was changed to include trimming heights for trees and bushes impacting what touches a neighbor's property. Motion to pass made by Linda, seconded by Jerry. All in favor.
- Grant Park changes: Foothills has not released final plans.
- Gate opener fund change: A formal resolution was made to merge the gate deposit fund with the replacement reserve. Motion made by Jerry, seconded by Lori. All approved. Linda will write up formally.
- Snow Plow contract: Alex has researched and the project will be given to Kevin to finish and sign the contract.
- Reserve Study: Kevin will research cost for formal study.
- Kevin is handling the dead tree and clean up issues around Parkside with Governor's Ranch.
- The Board discussed increases to dues versus special assessments for the inevitable street project.
- Adjournment: Motion made by Linda to adjourn at 8:05pm; seconded by Jerry. All in favor. Motion passed.