

# GOVERNOR'S RANCH HOMEOWNER'S ASSOCIATION, INC.

Regular Meeting  
Board of Directors  
November 15, 2018

The meeting was called to order by Bill Geddes, Board President, at 6:58 p.m. Other Board Members in attendance were: Les Burns, Pam Gasparrini and Jerome Fransua. The 5<sup>th</sup> Board position is currently vacant. Dana Pepper, Community Manager, was also in attendance.

## Homeowner Comments

The Board reviewed written correspondence from an owner who has continuing concerns about tennis court lighting.

## Review of October 18, 2018 Board Meeting Minutes

After review, motion by Pam; second by Jerome to approve the Minutes as corrected. Motion carried.

## Committee Reports

Clubhouse Committee – There was no report at this time. Jerome attended the last meeting as the newly appointed Board Liaison. He provided a brief verbal update on the items discussed at the meeting.

Design Review Committee – The report was given by Pam Gasparrini. A discussion was held about potential changes to the Residential Improvement Regulations. The Board asked that the Committee review changes recommended by the Board Liaison and present all changes at a future meeting. A discussion was held regarding an ongoing set of non-compliance issues at a home on West Gould Avenue. The owner representative has not met promised dates for resolution, including the most recent promise of November 12<sup>th</sup>. After discussion, motion by Jerome; second by Les to send 15-day letters advising the owner representative that fines of \$25/day will begin on December 1<sup>st</sup> on two separate non-compliance issues. Motion carried.

Finance Committee – Les Burns noted that the Committee will meet on November 19<sup>th</sup>.

Swim Team – Dana indicated that the next meeting will be held on January 7, 2019.

## Old Business

**40<sup>th</sup> Anniversary Celebration** – A meeting of interested volunteers will be held on December 10<sup>th</sup> at 1 p.m. An informal discussion on potential celebration ideas was held. Motion by Les; second by Jerome to add \$500 to the 2019 Budget for celebration costs. Motion carried.

**Board Vacancy** – Three owners have expressed interest in filling the vacant position on the Board. This position will be up for election at the 2019 Annual Meeting. The Board will meet with each candidate to select the appointee.

## New Business

**Clubhouse Lighting Modifications** – The Board reviewed a proposal from Merit Electric to make lighting repairs, to retrofit bulbs, and to install new dimmer switches for chandelier lights in the clubhouse. The Manager noted that in addition to the \$870.00 cost of the labor and some materials, the Association will purchase the new LED bulbs directly for the project and will provide labor for light globe cleaning. Motion by Les; second by Pam to approve the project as presented with funds being allocated from capital reserves. Motion carried.

**Waste Management Contract** – The Board reviewed contract modifications presented from Waste Management. Motion by Pam; second by Jerome to approve a 5-year agreement, voiding the remainder of the current 3-year agreement, with conditions as noted in discussion. Motion carried.

**Changes to Residential Improvement Regulations** – This item was discussed under the Design Review Committee Report. Additional information will be discussed at a future meeting.

**Manager's Report:**

The Board received a written report from the Manager. It was noted that Jeanne DeVita's last day was October 25<sup>th</sup>. Dana reported on the transition and will continue to provide the Board with updates.

**Adjournment**

A motion was made by Pam; seconded by Jerome to adjourn the meeting at 9:45 pm.

Respectfully submitted,

Les Burns, Secretary-Treasurer

Transcribed by Dana Pepper, CAM, CMCA, PCAM