

Governor's Ranch Homeowners Association, Inc.

Regular Meeting
Board of Directors
October 19, 2017

The meeting was called to order at 7:01 pm by Board President, Jules Gossanyi. Other Board members present were Les Burns, Bill Geddes, and Pam Gasparrini. Dana Pepper, Manager, was also in attendance.

Pam Gasparrini was welcomed to her first meeting following her appointment to the Board in September.

Homeowner Comments

There were no homeowners in attendance at this meeting.

Minutes

The minutes of the September 21, 2017 meeting were reviewed. A motion was made by Bill and seconded by Les to approve the minutes as presented. Motion carried.

Committee Reports:

Design Review – Pam provided a recap of the most recent meetings. The Committee reviewed 3 re-submittals and 13 new submittals. Submittal requests related to fencing, painting, and concrete replacement. Complaints regarding covenant and rule violations were reviewed by the Committee. Six complaints in process have been closed and three new complaints were received. No fines were proposed for the Board's review. The Committee will review potential changes to the Residential Guidelines at their November 13, 2017 meeting.

Finance – The September 30, 2017 financials were reviewed and included in the Board's packet for this meeting. A motion was made by Les and seconded by Jules to accept the September 30, 2017 financials as forwarded by the Committee. Motion carried.

Clubhouse – The Committee is reviewing the Facility Use Guidelines and discussed the 2018 budget. Bids will be sought for several improvement projects for the 2018.

Grounds – Per the Board's request in September the renewal landscape maintenance contract with Schultz Industries was reviewed to assure that additional items requested by the Committee and the Board were included. The contract language is appropriate. Motion by Les; second by Bill to approve and sign the renewal contract with Schultz Industries for 2018. Motion carried.

Swim Team– The Committee is reviewing potential By-law amendments for 2018.

Old Business:

Board Vacancy – The fifth Board position continues to be vacant due to the resignation of Blake Bostwick earlier this year. The Board will seek interested owners to be considered for

appointment by the Board to serve the remainder of the term (expires 2020) of this position. If possible, information will be placed in the October newsletter.

New Business:

December Board lunch and Board meeting. The Board discussed potential dates for the annual Board and Staff holiday luncheon. Lunch will be followed by a short business meeting of the Board to handle required business prior to the holidays.Carolynn Schwalbach will be invited as the Board's guest.

Manager's Report:

A written management overview report was provided to the Board prior to the meeting. Both Managers contributed to the report. Board Members asked questions, as needed.

Additional information was provided regarding the recent mailing of reminder letters to owners for the fall assessment. Fifteen owners are currently on payment plans and a total of 176 reminder letters were sent this week.

The Manager updated the Board on recent communication from Jefferson County regarding Raccoon Creek.

Adjourn to Executive Session:

Motion by Les; second by Bill to adjourn the regular meeting and convene in Executive Session to discuss two legal matters. Motion carried.

Reconvene in Regular Session – After discussion, motion by Les; second by Pam to reconvene in regular session. Motion carried.

Adjournment/Next Meeting Date

A motion was made by Les and seconded by Pam to adjourn the meeting at 9:05 pm. Motion carried.

The next Board meeting is scheduled for November 16, 2017.

Respectfully submitted,



Les Burns, Secretary-Treasurer
Transcribed by Dana Pepper