

PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES
Wednesday, May 16, 2018

Call to Order: The meeting was called to order at 6:27 pm by the President, Kathleen Jameson, at the Governor's Ranch clubhouse. Other board members present: Jerry Chamberlin, Jim Full and Linda Melphy. Also, present, Nicole Martinez, Bookkeeper. Bruce Glenn excused absence.

Open Forum: No homeowners present.

Minutes: Board reviewed minutes of April 18, 2017, Regular Board Meeting. Minutes were approved as written.

Financial Reports:

- The April 2018 financial statements were reviewed by the board. Motion made by Jim Full, seconded by Jerry Chamberlin, to approve the financial statements as presented. Motion carried.
- Board has decided the bookkeeper will email financial reports to the board prior to the HOA meeting so they can be reviewed and questioned if necessary.
- Jerry Chamberlin requested that the Chart of Accounts to be adjusted appropriately to combine insurance listings and possibly close the 1 yr CD. Bookkeeper will research.
- Motion made by Linda Melphy, seconded by Jerry Chamberlin, to transfer \$18,362 from the 91-Day Savings Account when open (May 29 to June 8, 2018) to the Operating Checking Account (ending 6004) to cover asphalt repairs. (See below for details) Motion carried. Bookkeeper to make adjusting entries and funds transfer.

Committee Reports:

Social: Linda Melphy

- There was no committee meeting so nothing to report

Communications: Linda Melphy

- Community Directory: Ready to publish as soon as information on new bookkeeper/manager is available.

Design Review: Jerry Chamberlin

- Property that has received letters for noncompliance is now repairing the items that need to be corrected.
- A small group including Jerry, Alex Jameson and Leo Johnson will be doing a walk through the property mid-June to ensure all properties are complying and take note of any improvements that need to be made. Kathleen Jameson to make a note about the walk through in the newsletter so that residents will be aware.
- Jerry reported that there is in fact no issue with new high-tech energy efficient furnaces & water heaters venting to the outside as discussed in April.

Hospitality/Beautification: Kathleen Jameson

- A get-well card was sent to Jean Tingle.
- Sympathy cards were sent to Marla Crow on the passing of her husband Verle.
- The barrels at the community entrance will be planted with flowers soon.

Special Projects: Bruce Glenn

- Century Link will not fix utility boxes that lean. They will only replace if damaged.

Capital Improvements and Gate: Jim Full

- Jim presented a proposal for asphalt repair priced at \$11,902 which includes two applications of Sealcoat at \$9,612, replacement of areas damaged by the concrete repair at \$1,500, and Infrared patch on 10 areas at \$790. See financial section above for motion information.
- Notices to residents will be posted with information when the sealcoat is to be done.

Unfinished Business:

- Snowplowing: Invoice has been received and payment has been made. Now working towards getting a contact person to oversee monitoring snow removal and getting a contract signed for next season.
- Governors Ranch Management Proposal: Still waiting to hear back from the attorney.
- Grant Park: Jerry Chamberlin attended the meeting. Jerry Chamberlin and Kathleen Jameson plan to meet at the park with the Board Member from Foothills assigned to our area. They are hoping to work together to find a solution that will suit Parkside. Foothills is still open to suggestions. Kathleen Jameson will put a summary of the progress in the newsletter hoping residents will pass on their ideas and suggestions.

New Business:

- Kathleen Jameson proposed a purchase of a sound system with wireless microphones for Parkside events, especially the annual meeting and National Night Out. All approved.
- Kathleen Jameson proposed a letter be sent out with Newsletter to obtain emergency contact information. Homeowners may choose to opt in or out.

Adjournment: Motion made by Linda Melphy, seconded by Jerry Chamberlin. Motion carried; adjourned at 8:12 pm.