

PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES
Wednesday, July 18, 2018

Call to order: The meeting was called to order at 6:32pm 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, new HOA Manager.

Open Forum: No homeowners present.

Minutes: Board reviewed minutes of June 20, 2018 Regular Board Meeting. Minutes were approved as written.

Financial Reports: The June 2018 financial statements were reviewed by the board. Motion made by Linda Melphy, seconded by Jerry Chamberlin, to approve the financial statements with corrections (move entries to correct accounts). Motion carried.

Committee Reports:

Social: Linda Melphy

- Garden tour had been cancelled since only three had volunteered to show their yards.
- Next activity is National Night Out/Ice Cream Social August 7, 2018.

Communications: Linda Melphy

- Address directory updated to print, but will hold until August for additional updates.
- Service directory updated, but will wait to upload until Kevin provides his additions.

Design Review: Jerry Chamberlin

- After 40+ letters were sent out, Jerry had only five calls from residents asking for help on who to call for work to be done. One extension for house painting was approved.
- Alex Jameson will be doing the walkthrough next week due at the 30 days mentioned in the letters.

Hospitality/Beautification: Kathleen Jameson

- Sympathy card to Beshears Family.

Special Projects: Lori Shields

- Nothing to report.

Capital Improvements and Gate: Jim Full

- Jim handed out an updated history of repair work on the streets, concrete and gate.
- Jim advised the square footage for engineer now evaluating streets for budget planning: 75000 square feet.

Unfinished Business:

- Formal welcome to Kevin Lavene of CMG as our new HOA manager.
- Nominating Committee: Linda Melphy reports Judy Yaw and Lorna Full joined Linda on the Nominating Committee: We have three nominees willing to run.
- Governor's Ranch decision: The lawyer we hired agreed with GR's lawyer's interpretation of the CCRs regarding management for Parkside.
- Transfer Fees: The lawyer said the only transfer fees that should be collected are by the management company, not as a source of revenue for Parkside.
- CCR Changes: After asking for lawyer's opinion on several issues in updating the CCRs, Bylaws, and DRC Guidelines, it was decided to approach residents to ask for their approval by a Directed Proxy or Ballot for several CCR issues and address additional issues for the Bylaws at the Annual meeting.
- An addition to the DRC Guidelines was made to prohibit operation and parking of unlicensed vehicles in Parkside with non-compliance resulting in towing of said vehicles at owner's expense. Jerry Chamberlin made the motion; Lori Shields seconded it. All in favor. This is effective immediately and will be published in the newsletter and guidelines.
- Patio covers: discussion tabled.
- Grant Park changes: the debate continues on natural grass vs bluegrass. Foothills still has not finalized plans.
- Sound system: now purchased for use at National Night Out, annual meeting, and other events as deemed appropriate.
- Commingled Accounts: Kevin will research.
- Snow Plow contract: Alex will renew the contract with LIDC.
- Reserve Study: Kevin will research cost for formal study.
- The Board has decided to merge the gate openers' reserves with the replacement reserves in the reports.

Adjournment: Motion made by Linda to adjourn at 9:11pm; seconded by Lori Shields. All in favor.