

PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES
Wednesday, June 20, 2018

Call to Order: The meeting was called to order at 6:16 pm 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, Nicole Martinez, Bookkeeper.

Open Forum: No homeowners present.

Minutes: Board reviewed minutes of May 16, 2018, Regular Board Meeting. Minutes were approved as written.

Financial Reports:

- The May 2018 financial statements were reviewed by the board. Motion made by Jerry Chamberlin, seconded by Linda Melphy, to approve the financial statements as corrected (move entries to correct accounts.) Motion carried.

Committee Reports:

Social: Linda Melphy

- BBQ was a success, about 44 homeowners were present.
- Garden tour to take place on June 30 and Ice Cream Social will be August 7th.
- Next meeting will be July 17th.

Communications: Linda Melphy

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

Design Review: Jerry Chamberlin

- Design walk-through was completed. About 40 letters were sent to homeowners, most for very minor things such as paint touch up on trim and trees overhanging neighboring residences.
- Jerry Chamberlin suggested a change in the guidelines for patio covers. Linda Melphy will write new verbiage for review.

Hospitality/Beautification: Kathleen Jameson

- Nothing to report.

Special Projects: Lori Shields

- Nothing to Report

Capital Improvements and Gate: Jim Full

- Asphalt repair has been completed as expected. Check should be in the mail. Expected bill to be \$10,400.
- Some homeowners are concerned about the cracks. Kathleen Jameson will address concerns in the newsletter explaining that repairs are for preventive maintenance and should last 3-5 years.

Unfinished Business:

- The vote for appointing Lori Shields to complete Bruce Glenn's term was ratified.
- The vote to close the 91day CD and convert to a regular savings account for more flexibility was ratified.
- Governors Ranch Management Proposal: Governor's Ranch has declined to provide bookkeeping/management services. Board members will be attending their monthly meeting to seek more information as to the reasons for declining.
- Grant Park: Jerry Chamberlin plans to attend the meeting of the board at Foothills to present a plan to retain the blue grass.
- File of Life: Emergency contact forms were delivered to each home.

New Business:

- Nomination Committee: Will need one Board Member and two residents. Linda Melphy volunteered and will find two residents to help.
- Audit Requirements: Need to keep track to ensure audit requirements are being addressed.
- CCRs need to be reviewed to ensure all sections that need to be changed will be addressed. Kathleen Jameson suggested we find out if we can retype the CCRs to have a cleaner copy. Lori Shields to check with title company to see if they have a clean copy.

Adjournment: Motion made by Jerry Chamberlin seconded by Linda Melphy. Motion carried; adjourned at 7:45 pm.