

**PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION**  
**MINUTES**  
**Wednesday, March 21, 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, Linda Melphy, and Bruce Glenn. Also present, Sharon Leiter, Bookkeeper.

**Open Forum:** No homeowners present.

**Minutes:** Board reviewed minutes of February 21, 2017, Regular Board Meeting. Minutes were approved as written.

**Financial Reports:**

- The February 2018 financial statements were reviewed by the board. Motion made by Jerry Chamberlin, seconded by Linda Melphy, to approve the financial statements as presented. Motion carried.
- Bookkeeper reported that the 2017 Audit is finished but waiting for the necessary reviews. The CPA's tax work will delay the final release of the audit for a few weeks.
- Motion made by Linda Melphy, seconded by Jim Full, to move Retained Earnings of \$4,768 into Excess Operating (Acct. 1059) in the 91-Day Savings Account. Motion carried. Bookkeeper will make the necessary adjusting entries and transfer of cash from the checking account.

**Committee Reports:**

**Social:** Linda Melphy

- Spring Brunch has been cancelled.

**Communications:** Linda Melphy

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

**Design Review:** Jerry Chamberlin

- A long-standing problem with non-compliance with Residential Improvement Guidelines was discussed; the board president will draft a letter to the homeowners.

**Hospitality/Beautification:** Kathleen Jameson

- A get-well card was sent to Joanie Rupert.
- Sympathy cards were sent to Frank and Sandy Brown on the passing of their dog, T-Bone, and to John and Cheryl Parker on the passing of their dog, Dusty.

**Special Projects:** Bruce Glenn

- No report.

**Capital Improvements and Gate:** Jim Full

- Jim presented a proposal for concrete repair with the accompanying asphalt work priced at about \$6,700; also, asphalt seal work on Parkside's streets at \$10,000. Board agreed to authorize Jim to proceed with the proposed work up to \$17,000, but to come back to the board if costs would exceed that total.

**Unfinished Business:**

Snowplowing: No invoice has been received yet.

**New Business:**

Update on Discussions with GR: At the Gov. Ranch board meeting of Mar. 15, Linda Melphy presented a proposal to have Gov. Ranch manage Parkside, including the bookkeeping, to replace the duties of Sharon Leiter who is retiring. Parkside board members Jim Full and Jerry Chamberlin, and homeowners Dick Igel and Judy Yaw also attended the meeting. Gov. Ranch board decided to have their lawyers examine all CC&Rs to help make a judgment on Parkside's proposal. No decision will be made until after the legal determination. Kathleen Jameson thanked Linda Melphy for making the presentation.

Ratify vote on Residential Improvement Guidelines 2.30 approving cedar sealant for fences: Motion made by Linda Melphy, seconded by Jerry Chamberlin, to rescind the motion made & passed by email on Feb. 25, 2018; motion carried. New motion made by Linda Melphy, seconded by Jerry Chamberlin, to accept changes to "A. Fences" as follows: "Picket fences and/or walls along or abutting the property lines, arterial streets, collector streets and local streets may not be removed or painted. Clear oil water sealer or transparent natural cedar stain approved by the DRC after seeing samples are allowed if maintained. Adding a gate requires approval of the

DRC. If any fences and/or walls located on a homeowner's property are damaged or destroyed, the homeowner shall repair or replace with approved fencing at the homeowner's expense." Motion carried 3/ 2 abstaining.

**Adjournment:** Motion made by Jerry Chamberlin, seconded by Linda Melphy; motion carried; adjourned at 8:35 pm.