

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

Call to Order: The meeting was called to order at 6:30 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, and Nicole Martinez, Bookkeeper in training.

Open Forum: No homeowners present.

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

Financial Reports:

- The March 2018 financial statements were reviewed by the board. Bookkeeper explained the adjusting entries that were entered per instructions from the auditor to complete the 2017 Audit.
- Motion made by Jerry Chamberlin, seconded by Linda Melphy, to approve the financial statements as presented, including adjusting entries per 2017 Audit corrections. Motion carried.
- Board is reminded to have homeowners pass Resolution 70-604 at the Annual Meeting & send it to the CPA firm of McNurlin, Hitchcock and Associates, P.C. to allow any funds left over at the end of the year to go into Reserves.
- Jerry Chamberlin, Vice-president of Parkside HOA, is appointed by the Board of Directors to replace Sharon Leiter as Registered Agent for DORA (Colorado Division of Real Estate) to begin May 1, 2018.

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 final decision regarding permanent bookkeeper/management is made.

Design Review: Jerry Chamberlin

- Jerry reported that new high-tech energy efficient furnaces & water heaters that require outside venting are being installed in homes in the neighborhood. Design Review will have to address what will be allowed. He will research the issue and report back to the board.

Hospitality/Beautification: Kathleen Jameson

- Sympathy card was sent to the family of Lorraine Hogan who passed away recently.

Special Projects: Bruce Glenn

- Kathleen has identified the cable & telephone boxes in the neighborhood that need repair to improve their appearance. She will continue with this project & report back to the board.

Capital Improvements and Gate: Jim Full

- Jim reported that concrete repair work in selected areas is scheduled to begin Monday & take 3-4 days to complete.
- Security gate is working fine.

Unfinished Business:

Asphalt sealing: Work will be contracted out after concrete repair is done.

Snowplowing: No invoice has been received yet.

Concrete Update: See report under Capital Improvements.

New Business:

Governor Grant Park: Meeting at the Elementary School Wed., May 2 at 6:30 pm, to discuss improvements to the park.

Volunteer Dinner: Sunday, Apr. 29; social hour begins at 5:30; dinner at 6:00. Set up will be earlier that day.

Kathleen Jameson, on behalf of the board, thanked Sharon Leiter for her 15 years of service as bookkeeper.

Sharon assured the board that they would be in good hands with Nicole Martinez as their new bookkeeper.

Adjournment: Motion made by Linda Melphy, seconded by Jerry Chamberlin; motion carried; adjourned at 7:43 pm.