

**PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES**

Wednesday, September 19, 2018

Call to order: The meeting was called to order at 6:37pm by the President, Kathleen Jameson, at the Governor's Ranch clubhouse. Other board members present: Jim Full, Linda Melphy and Lori Shields. Jerry Chamberlin was excused. Also present, Kevin Lavene, HOA Manager.

Open Forum: One homeowner asked to discuss the possibility of speed bumps to slow speeders. Discussion revealed this had been researched before and tabled for cost reasons; in addition, they cause a great deal of noise, especially with trash trucks; emergency vehicles also have issues with them. He was advised there was no update available on the changes to Grant Park as Jerry was absent.

Minutes: Board reviewed minutes of August 15, 2018, Regular Board Meeting. Minutes were approved as written.

Financial Reports: The August 2018 financial statements were reviewed by the Board. Motion made by Linda Melphy, seconded by Lori Shields, to approve financials with the following revisions: to transfer excess money taken from reserves for concrete/asphalt projects to be paid back to reserves, to transfer monies paid for gate repairs from reserves to operating funds, and to make adjustment requested by 2018 audit to move money from operating fund to repay reserves. Kevin says previous requests to adjust comingled accounts will be done by annual meeting. Motion carried. Note: lawyer's bills total \$1930. Linda reports financials are in line with her review of the bank accounts.

Committee Reports:

Social: Linda Melphy

- National Night Out and Ice Cream Social had 43 in attendance.
- Potluck for annual meeting set up discussed; need help for set up. Board feels we need flyer for potluck since so many new residents. Kathleen will handle if committee does not want to do.
- Christmas dinner discussion about catered vs potluck; questions to be asked at annual meeting.
- Kevin to research if grants are given out by Jeffco for social activities.
- Tree lighting still on the schedule, possible new location.

Communications: Linda Melphy

- Service directory: updated and uploaded 08.28.18.
- Address directory: being printed in new format gratis by a resident and will be distributed door to door and emailed.
- DRC guidelines: three updates approved; waiting on CCR vote for possible addition. Will publish to residents.

Design Review: Kathleen handled in Jerry's absence

- Will be sending a second warning letter to one resident following up on spring walk through. New issue with a sign will be addressed. Issue with water in basement being blamed on neighbor; complainant did not return a call for more information and pictures. Letter will be sent stating that no action will be taken.
- Kevin will be taking on DRC adherence and letters after Annual Meeting; will be doing monthly walk through.

Hospitality/Beautification: Kathleen Jameson

- Need storage area for holiday decorations. Nothing else to report.

Special Projects: Lori Shields-Nothing to report since solar street lamps are not possible at this time.

Capital Improvements and Gate: Jim Full-Nothing to report.

Unfinished Business:

- Nominating Committee: Two nominees have withdrawn. We have two residents on the ballot.
- Annual meeting agenda: Rearranged sequence. Board decided that after 2018 Annual meeting, the new Board will approve the Annual Meeting Minutes at the next Regular Board meeting in order to post in a timelier manner.
- Board Resolution: formal text on merging gate opener funds with replacement reserves approved. Authorized to publish on GRHOA website to meet notification requirements.
- Updates to Parkside section on GRHOA website: Linda will ask GRHOA to establish new sections as follows:
 - Resolutions (starting with new one just approved)
 - FAQ section
- Quote for street repaving: one from ARS for project done in stages presented as another option on how we can handle financially.
- Reserve study: Kevin had quotes; asked to include cost in 2019 budget due to auditor's request. (approx \$1500)
- Bulletin Boards: new ones being donated with Plexiglas covers; for community issues only, no advertising allowed.
- Snow plow contract: LIDC has not returned Kevin's calls. Kevin will get bids from other companies he works with. He will be the contact for any snowplow issues rather than residents.
- Question on assessment: CCRs state monies collected in special assessment must be spent in same year as collected.
- An allocation will need to be made to reimburse homeowner for concrete not replaced when summer project was done. Reimbursement to be made at rate we paid.
- Adjournment: Motion made by Linda to adjourn at 9.24pm; seconded by Jim. All in favor. Motion carried.