

PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES
Wednesday, November 15, 2017

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, Bruce Glenn, and Linda Melphy. Excused absence: Jim Full. Also present, Sharon Leiter, Bookkeeper.

Open Forum: No homeowners present.

Minutes: Board reviewed minutes of October 25, 2017, Regular Board Meeting. Minutes were approved as written.

Financial Reports:

- The October 2017 financial statements were reviewed by the board. Motion made by Linda Melphy, seconded by Jerry Chamberlin, to approve the financial statements as presented. Motion carried.
- Motion made by Jerry Chamberlin, seconded by Bruce Glenn, to adopt the Resolution for Revenue Ruling 70-604 Election—Excess Income Applied to the Following Year's Assessments. Motion carried. This resolution is adopted and made part of the minutes of the meeting of Nov. 15, 2017.
- Engagement letter from McNurlin, Hitchcock, and Associates, P.C., to perform the 2017 audit was signed by the board president and will be mailed back to them. The audit will be scheduled for next spring.

Committee Reports:

Social: Linda Melphy

- Alanna Larsen has replaced Adrienne Glenn on the committee.
- Sixty-five are expected for the Holiday Party dinner; Black-Eyed Pea will provide a hot meal; flyers delivered soon; party on Dec. 13 at 6:00 pm; set-up will be at 10:00 am; RSVP is requested.

Communications: Linda Melphy

- Online Service Directory has been updated; revised Guidelines have been printed and uploaded to website; Linda is keeping up with updates for the community Directory.

Design Review: Jerry Chamberlin

- Harry Carothers resigned as Chairman, but will remain on committee; Leo Johnson is the new Chairman. Numa Dupont resigned from the committee.

Hospitality/Beautification: Kathleen Jameson

- Sympathy card was sent to Joan Olsen on the passing of her beloved pet, Maggie.

Capital Improvements and Gate: Jim Full

- No report.

Unfinished Business:

Reserve Study: Jerry Chamberlin will work up the latest draft of the Study with the new budget figures.
Budget for 2018: After considerable discussion, motion was made by Bruce Glenn, seconded by Jerry Chamberlin, to increase the dues to \$325.00 for 2018; motion carried. A letter will be prepared to go to all homeowners explaining the need for the increase. The budget for 2018 was discussed and a motion made by Bruce Glenn, seconded by Jerry Chamberlin, to adopt the budget as finalized; motion carried. Invoices will be mailed out by Dec. 28th.

New Business:

Transfer fees: The fees are presently set at \$150. After discussion the board agreed to increase the fees. Motion was made by Bruce Glenn, seconded by Jerry Chamberlin, to increase transfer fees to \$350, with \$100 going to the bookkeeper and \$250 going to the HOA; motion carried.

Bruce Glenn, given new liaison title of "Special Projects," will research who is responsible for the split rail fence between Parkside and Grant Ranch Park.

Fund Raising Projects: Linda Melphy introduced several ideas and will research them further for future meetings.

Volunteer Dinner for 2018: Date set as Sunday, April 29.

December board meeting: Board agreed to cancel the meeting.

Adjournment: Motion made by Linda Melphy, seconded by Jerry Chamberlin; motion carried; adjourned at 9:07 pm.