

PARKSIDE AT GOVERNOR'S RANCH HOMES ASSOCIATION
MINUTES
Wednesday, September 20, 2017

Call to Order: Meeting called to order at 6:25 pm by the Board President, Dick Igel, at the Governor's Ranch clubhouse. Other Board members present: Jim Full, Kathleen Jameson, Linda Melphy and Judy Yaw. Also present, Sharon Leiter, Bookkeeper.

Open Forum: Two homeowners attended the meeting to present the problem of dog urine spots on their lawn. These spots also appear on some of the other lawns in the neighborhood and it was felt that all neighbors should be aware of the problem. After discussing the issue, the board decided to highlight the problem in the next issue of the newsletter.

Minutes: Board reviewed minutes of August 16, 2017, Regular Board Meeting. Minutes were approved as corrected.

Financial Reports:

- The August 2017 financial statements were reviewed by the board. Motion made by Kathleen Jameson, seconded by Jim Full, to approve the financial statements as presented. Motion carried.
- It was reported that a refund of \$1,497.65 from State Farm Insurance was received on 9/11/17, due to a reporting oversight on the part of the company from 2012-2016.
- A welcome letter packet was sent to the new neighbors at 5233 S. Cody St.
- The call letter packet with ballots was printed on 9/18/17 and will be mailed to homeowners on 9/22/17.
- Funds totaling \$11,850 were transferred from 91-Day Savings account to cover concrete & asphalt repairs.

Committee Reports:

Social: Judy Yaw

- The Ice Cream Social was well received with 43 homeowners attending. Dick Igel will contact West Metro Fire Dept. and Jeffco Sheriff's Dept., and Kathleen Jameson will contact the Colo. State Patrol, for next year's National Night Out.
- Annual Meeting potluck will be Wed., Oct. 18. Jim Full, Dick Igel, Jerry Chamberlin, Dean Larson, Andy Lebin, and Alex Jameson will help set up.
- Barb Waller is getting prices for the food for the Holiday Party in December.

Design Review: Dick Igel

- Three new requests were received. The follow-up walkthrough to inspect repairs, landscaping, painting, etc, that homeowners had been notified as needing action, revealed six that still needed attention. Three have notified Dick regarding their plans; three are being contacted.

Hospitality/Beautification: Kathleen Jameson

- Get-well cards were sent to Roxanna Mitchell and Barbara Peabody.

Capital Improvements: Jim Full

- No report.

Gate: Jim Full

- Gate is fine.

Communications: Linda Melphy

- No report.

Unfinished Business:

Reserve Study: Board discussed options to increase reserves over the next eight years.

Snow plowing contract: Dick Igel signed a new contract with LIDC, Inc.

Design Review Guidelines: It was agreed by all board members that the following motion would be finalized and voted on by email and included in these minutes: On Sept. 25, motion made by Linda Melphy, seconded by Jim Full, to approve changes made to 2.21 Drainage B.; 2.40 Hardscape, 2.43 Drain pans (renumbered); and 2.75 Roof Items E. Gutters and Downspouts. Motion carried. This action will be ratified at the regular board meeting on Oct. 25. The revisions will be given to all owners to put in their Residential Improvement Guidelines binders.

New Business:

Annual Meeting agenda was handed out. Liaisons were asked to have comments ready for the meeting.

Adjournment: Motion to adjourn by Kathleen Jameson, seconded by Judy Yaw. Motion carried; adjourned at 8:35 pm.