

GOVERNOR'S RANCH HOMEOWNER'S ASSOCIATION, INC.

Regular Meeting
Board of Directors
September 20, 2018

The meeting was called to order by Bill Geddes, Board President, at 7:00 p.m. Other Board Members in attendance were: Les Burns, Pam Gasparrini and Jerome Fransua. The 5th Board position is currently vacant. Dana Pepper, Community Manager, was also in attendance.

Homeowner Comments:

A homeowner who lives on West Hialeah Place attended to report recent vehicle and garage break-ins in this area of the Community. She relayed concerns of several neighbors about overall community security. Additional information will be obtained from the Jeffco Sheriff's Department. An article will be placed in the upcoming Gazette.

Review of August 16, 2018 Board Meeting Minutes

After review, motion by Jerome; second by Pam to approve the Minutes as written. Motion carried.

Committee Reports

Clubhouse Committee – The report was given by Dana Pepper. The Committee met in September and has started discussions for the 2019 budget. They are also reviewing the Facilities Use Guidelines and forms for any potential changes.

Design Review Committee – The report was given by Pam Gasparrini. The Committee reviewed 22 submittals since the August Board Meeting. All were approved, approved with conditions, or approved upon re-submittal. There are 35 compliance issues in process.

Finance Committee – Les Burns gave the Committee report. The Committee met on September 17th. The August 31, 2018 Financials were reviewed and approved with modifications for submittal to the Board of Directors. Motion by Les; second by Jerome to accept the August 31, 2018 Financial Statements. Motion carried.

Pool Committee – Bill Geddes gave the Pool Committee report. The pool was closed on September 5th and has now been winterized. Staff performance was reviewed with the Pool Manager. All staff members are eligible to return next year. The Committee has started discussion on the 2019 budget.

Old Business

Euonymus Shrub Pruning/Field Street – The Board reviewed a proposal from Schultz Industries to complete additional work to remove old shrubs in a specific area to facilitate the installation of a new fence by a homeowner. Motion by Les; second by Jerome to approve \$1,374 from operating funds to complete this work. Motion carried. It was noted that the homeowner has also submitted the necessary documents and Design Review Request for this work.

New Business

Proposal Schultz Industries/Turf Grub Larvae Treatment – The Board reviewed this proposal in the amount of \$4,579 to complete the treatment in the spring of 2019. The Board tabled further discussion on this topic until additional information can be obtained.

Replacement of Pressure Reducing Valves/Heating System Backflow Preventer – The Board reviewed cost information on these two projects. Motion by Pam; second by Jerome to approve an amount NTE \$4,000 without further Board approval to be allocated from operating and reserve funds, as appropriate to complete this work. Motion carried.

Board Vacancy – A Board vacancy occurred due to Jules Gossanyi's resignation in August. Board Members will consider an appointment to fill this vacancy to serve the remainder of this term.

Liaison to the Clubhouse Committee - Due to the resignation of Jules Gossanyi from the Board, a Board liaison needs to be appointed to the Clubhouse Committee. Motion by Les; second by Pam to appoint Jerome to serve as the liaison to the Clubhouse Committee. Motion carried.

40th Anniversary of Governor's Ranch – Board Members discussed some ideas to celebrate the 40th Anniversary in 2019. Jerome and Pam agreed to review options and present ideas and related budget costs to the full Board.

Yard of the Month – Pam noted that she had received positive homeowner comments about the recent Gazette article. Additional discussion will be held on this topic.

Manager's Report:

The Board received a written report from both Managers. No additional discussion was held.

Adjournment

A motion was made by Pam; seconded by Les to adjourn the meeting at 9:10 pm.

Respectfully submitted,

Les Burns, Secretary-Treasurer

Transcribed by Dana Pepper, CAM, CMCA, PCAM