

Governor's Ranch Homeowners Association, Inc.

Regular Meeting  
Board of Directors  
September 21, 2017

The meeting was called to order at 7:05 pm by Board President, Jules Gossanyi. Other Board members present were Carolynn Schwalbach, Les Burns and Bill Geddes.

Homeowner Comments

About 25 owners came to the meeting to discuss the use of the common property and a recent interaction with an owner who lives along the common property. There was discussion back and forth about the use of the property and complaints received by other owners as well as discussion on a use policy for common property. Their goal was to understand the use of the property.

There was also a question about how many people live in a home on Progress Place. This is not an issue the Association has jurisdiction over.

The minutes of the August 17, 2017 meeting were reviewed. A motion was made by Carolynn and seconded by Bill to approve the minutes as amended. Motion carried.

Committee Reports:

Clubhouse – The Committee is reviewing the Facility Use Guidelines and discussed the 2018 budget.

Design Review – There was resubmittal, 3 submittals and 23 complaints in various stages of resolution. Submittals were on solar, painting and windows. Complaints are on landscaping issues, junk vehicles and trailers. A fine was discussed but not levied.

Finance – The August, 2017 financials were reviewed. Other than tweaking a few formulas there were no other issues. A motion was made by Les and seconded by Bill to accept the financials as forwarded by the Committee. Motion carried.

Grounds – The Committee discussed the landscape contract and the performance of the contractor. They recommended continuing with Schultz Industries with a new focus on weeds. There was also discussion on the 2018 budget and they are recommending trees and landscape bed improvements for 2018.

Pool – The Committee reviewed the season, discussed swim lessons and pool hours and will review the pool rules and guidelines at their next meeting. There was also discussion on the 2018 budget for pool items.

Old Business:

There was discussion on the offer from Waste Management to provide trash receptacles at no cost to owners. At the last meeting the Board asked if they would be able to do this for only those owners who wanted the larger cans on wheels and the representative said they would be able to do so. After discussion the Board agreed that they do not want to change the current status by making each home use the larger

cans but owners can make that choice and we will emphasize that cans must be in the garage or screened from view.

**New Business:**

There was discussion on a policy for using the common property for events that are not sponsored by the Association. A motion was made by Les and seconded by Carolynn to direct the Manager(s) to draft a policy on a use agreement for the common property. Motion carried. If the Board agrees to a draft of a policy, then the policy will be shared with the Community in the Gazette and online for comment.

**Manager's Report:**

Dana commented on her new position with the Association.

Carolynn submitted her resignation after serving on the Board for seventeen years because they are moving from the Community.

There was discussion on a new Board member who recently came forward and is interested in serving on the Board. The Board had interviewed her and discussed the appointment. A motion was made by Les and seconded by Bill to appoint Pam Gasparrini to the Board of Directors to fill the remainder of Carolynn's term of office. Motion carried.

A motion was made by Les and seconded by Bill to appoint Pam Gasparrini as the Board Liaison to the Design Review Committee. Motion carried.

A motion was made by Les and seconded by Jules to appoint Bill Geddes as Vice-President of the Board. Motion carried.

A motion was made by Les and seconded by Bill to adjourn the meeting At 8:50 pm. Motion carried.

Respectfully submitted,

Les Burns Secretary-Treasurer  
Transcribed by J. DeVita