

**January Board Meeting Minutes**  
**January 12, 2023 7PM**

<b>2023 Board Members</b>		<b>Present</b>	<b>Absent</b>
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka	P	
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

**Establishment of Quorum – Yes**

**Call to Order – 7:05 PM**

**Attendance:** Gary Freeman, Jeff and Tracy Hastings, Mark and Betty Hoher, Kathy Krotz, Patricia Markuson, Mitzi Roberts, Ron Roberts, Kelli Rostvold, Rodney, Ruth, Trish, Debbie Stafford, Matt and Jesse.

**Orders of Business:**

**President**

The Board POA appointments for 2023 are as presented above. The changes are the addition of three additional Board members: Karl Krotzer, Bea Stong, and Cyndi DeWitt. We are thrilled to now have nine POA Board members. Jessica will move to at-Large and Karl will be Vice President.

**Action:** Each Director and Board Member were approved unanimously by all present Board Members.

The following are the final ballot results from the annual meeting

	<b>Yes</b>	<b>No</b>
Ballot 1 – Above Board Member Appointments		
<b>Passed</b>		
Ballot 2 - Fee Schedule Approval	65	16
<b>Passed</b>		
Ballot 3 – Clubhouse Flooring	62	20
<b>Passed</b>		

Ballot 4 – Revise By-Laws to allow spending level to \$15,000	56	27
<b>Passed</b>		
Ballot 5 – Revise By-Laws to allow ability to increase fees	40	42
<b>DID NOT PASS</b>		
Ballot 6 – 2023 Budget Approval	71	12
<b>Passed</b>		

### **Secretary**

The December 2022 Minutes were reviewed via email and approved. Minutes are posted on our website.

Action: December 2022 Minutes were approved.

### **Treasurer**

We ended the year well with a total of \$84,683 of income and total of \$58,860 in expenses. There have been recent expenditures which will be reviewed under maintenance. Budget details are on the website.

### **ACC**

1. Unit 1, Lot 75, 2078 Colleen Drive. Approved for pool. Does not encroach any setbacks per plan.
2. Unit 3, Lot 427R, 1821 Patty Drive. Approved revised position of shed. Does not encroach any setbacks per plan.
3. Unit 5, Lot 724, 182 Nancy Drive. Approved for shed. Does not encroach any setbacks per plan.
4. Unit 3, Lot 403, 593 Cindy Drive. Approved for deck. Does not encroach any setbacks per plan.
5. Unit 1, Lot 103R, 1704 Colleen Drive. Pending revised site plan.
6. Unit 1, Lot 16, 2862 Colleen Drive. Replacement of fire damages to deck. ACC approval and permit fee not required.

2023 Permit fees remitted to date: 4 x \$100 = \$400.

### **Communications Website**

A new TV has been purchased and internet by GVTC installed.

### **Social Committee**

Cyndi Dewitt has agreed to chair and game Night has resumed on the blank day of each month. Please come join the fun and get to know your neighbors. Volunteers are encouraged to contact the POA.

## **Maintenance**

Pipes burst during the cold freeze which damaged the bathrooms. A plumber was retained and the repairs made. At the same time some plumbing deficiencies were noted that were also addressed. The building had been winterized but experienced damage as not all the water was drained.

**Action:** Motion to approve \$1,200 expenditure to repair plumbing issues.

We need to install a water main cut-off for our building. We use the water company main and this needs to be done.

The Pickle Ball Court has been completed. It is on the existing tennis court which now can be used for both tennis and pickle ball.

The roof has been addressed. It has been approved for replacement. Kelli Rostvold, one of our residents assisted with getting the insurance company to pay and it will soon be completed. This is such great financial news! Gutters will also be repaired.

It was reminded that no work should proceed without prior POA Board approval. If this occurs there will be no reimbursement.

Electrical Circuits were replaced in the breaker box.

The pool will need some maintenance which will be discussed at the next meeting.

## **Old Business**

**Legal** – The trial will proceed this month, and both parties have agreed to release the POA from the lawsuit. We are just waiting for formal notice. This long-standing legal issue will finally be closed. A motion was made to approve the ability to contact our lawyer after meeting to review any legal positions or gain advice as recommended by legal counsel.

**Action:** It was approved to have lawyer contact after every POA meeting as the President deems needed.

**By-Laws** – A committee has been set up to review the draft by-laws provided by our attorney. The existing by-laws were out of date and in areas laws have changed that conflicted with portions of the current by-laws from 2009.

Meeting Adjourned at 9:24 PM

**March Board Meeting Minutes**  
**March 12, 2023 7PM**

<b>2023 Board Members</b>		<b>Present</b>	<b>Absent</b>
President	Matt Pfeil	P	
Vice President	Karl Krotzer	P	
Secretary	Deborah Howard	P	
Treasurer	Sherrel Romano	P	
Member at Large	Carlton Albright	P	
Member at Large	Stan Grisby	P	
Member at Large	Jessica Cejka		A
Member at Large	Bea Stong	P	
Member at Large	Cyndi DeWitt	P	

**Establishment of Quorum – Yes**

**Call to Order – 7:05 PM**

**Attendance:** Kevin Bishop, Sandra Bourgeois, Sylvia Buchta, Mark and Betty Hoher, Kelli Rothfeld, Debbie Stafford, Ron and Mitzi Roberts

**Orders of Business:**

**President**

There is a new roof on the clubhouse thanks to Kelli Rothfeld. We will need to communicate with the adjuster to determine contract obligations. Kelli's work to get a brand-new roof paid by insurance is remarkable.

**Secretary**

The January 2023 Minutes were reviewed via email and approved. Minutes are posted on our website. The February 2023 meeting was cancelled.

The March 2023 Minutes have been distributed for member review.

**Action:** January 2023 Minutes were approved.

**Treasurer**

Our budget is in good and we have funds to address priorities. Details current balances and activity are available on the website. We are starting to collect amenity fees and this will increase as we distribute keys.

## **ACC**

Lot 120, Unit 1, at 2585 Colleen approved for time extension.

Lot 72, Unit 1 at 2114 Colleen approved for time extension. Member requested "inspection" for compliance of height restriction. Submitted satisfactory height survey.

Revised ACC Request Form now on website. Unenforceable issues not stated in CCRs were removed. Revisions were very minor and were primarily in formatting. Space was made for ACC approval stamp and signatures, and line for Permit Fee to be marked paid.

2023 Permit Fees remitted to date: 5 x \$100 = \$500.

## **Communications Website**

No report

## **Social Committee**

Game night is being held the last Tuesday of the month. Come and bring your games and refreshments.

A small budget is requested and will be developed.

**Action:** \$100 is approved for the Social Committee by all present POA Board members to start.

## **Maintenance**

Plumbing issues have been repaired.

The flooring replacement in the clubhouse and basketball court finishing are the next priorities.

A new lock has been installed on the clubhouse door.

## **Old Business**

**Legal** – We have finally received formal notice release from the lawsuit and it is hoped this will reduce insurance costs.

**By-Laws** – The first meeting of the By-Law review committee has been completed. Each revision is being reviewed and questions/concerns noted for action. Matt is chairing and Carl Albright, Sandra Bourgeois, Deborah Howard, Kevin Bishop, Karl Krotzer, JB Williamson, Ron and Mitzi Roberts

## **New Business**

**Pool Committee** – The committee will be chaired by Sherrell and include volunteers. Their responsibility will be to oversee the daily operation of the pool to assure it is open, operational and safe. The projected budget is up to \$1,000 monthly for cleaning, and servicing of equipment.

The Crosbys will again be opening and closing the pool daily at \$5 a trip and an amenity key. Their help is very much appreciated.

**Keys** – They are being ordered for the pool and gate access. Locks will be changed shortly and key distribution dates posted on the website.

The pool cover will be removed shortly, equipment checked to be ready for opening May 6, 2023.

**Exercise Class** – An additional low impact exercise has been added.

**Cleaning** - We have a very good cleaning employee and a raise is being considered.

### **Executive Action**

This was a discussion of a contract issue. Additional information will be requested via our attorney.

Meeting Adjourned 7:55 PM