

**BOARD OF DIRECTORS  
MEETING  
TUESDAY, NOVEMBER 7, 2006  
9:30 A.M.  
BALL ROOM**

**Call to Order at 9:30 A.M.**

**Approval of Agenda:**

Manager, Dell McKinney, asked for additional Agenda item for variance on air conditioner placement.

Board Member, Jim Brannan, asked for an additional Agenda item for Staff Appreciation system.

All Board Members approved.

**Verification of Quorum:**

All Board Members present including Dell McKinney.

**Board Meeting Minutes:** March 21, 2006 approved with question whether the word **Adopt** should be approved.

**Correspondence:**

Manager, Dell McKinney, read correspondence from Ken Kennedy, Lot 203. The letter was in regard to rules and restrictions approved for the use of Lap Top Computers, in the Library, which were not researched by the Long Range Planning Committee. These rules and restrictions were expanded to other areas in the use of the Library.

Board President, Leroy Gibson, suggested some parts of this letter could be on future Agenda.

Board Member, Ann Swain, asked that the letter of 9/28/06 be read regarding oversize pet exception waiver. The person requesting waiver was not at the meeting of the Board. President, Leroy Gibson, tabled the reading at this time.

## **Treasurer's Report:**

Board Treasurer, Paul Schmeil, reviewed report indicating Total current assets of \$834,744.00 - this amount includes \$808,512.00 in Checking Accounts and Certificates of Deposit. An Accounts Receivable of \$16,341.00, dues not paid on 4<sup>th</sup> Quarter and liens on six lots with serious overdue assessments. There is \$9,891.00 in accrued interest and prepaid insurance and cash on hand. At this time our allocated Reserve Funds stand at \$341,891.00.

The Activities Office, clubs not included, Operating Funds are \$33,899.00.

## **Manager's Report:**

1. 455 Spaces occupied - 34 renters, 431 owners
2. Fire alarm inspected and working well.
3. Library building leaks all repaired.
4. Repainted of all rooms upstairs in Library Building.
5. Repainted Billiards, Navajo and Card room.
6. New cabinets installed and new blinds.
7. New carpet all rooms upstairs Library Building.
8. New carpet in Navajo Room.
9. New carpet will be in Billiards Room when new Billiard tables are installed very soon.
10. Large pool drained, cleaned, plaster and tile refilled.
11. Salt water small pool, great success.
12. Deck around small pool, hot tub, patio and large pool recoated.
13. Sidewalks around main building cleaned.
14. Lobby floor cleaned and seal coated.
15. Shuffle board courts all refinished.
16. Very Pleased with Design Team
17. Palm trees trimmed.
18. Special mosquito treatment.
19. New Pictures being taken for Picture Directory.
20. New Employees, Deb Tobiasson in front office and Larry Martin, Compliance Manager ARC office.

## **Compliance Manager's Report:**

Larry Martin, Compliance Manager, introduced himself and reviewed his responsibilities and explained we have 824 Park Models, 364 Arizona rooms. He has a computer tracking system on permits and completion of projects now and is here to help all residences. He has working relationships with the City to answer and assist our residents. Larry has a very good knowledge of Rules in the park and will secure answers.

## **Unfinished Old Business:**

### **1. Stage extension:**

Katha Sjöholm, Lot 960, explained the 4 foot stage extension with steps included petitions from all users and the importance of this project.

The extension will be done with donations and volunteer workers if approved.

Ann Swain, made a motion to approve the project as presented – 4ft with stairs on each side. Barry Jones, seconded. Discussion by homeowners followed. Marge Stam called for a vote. Was approved by the Board.

## **New Business:**

1. Jack Ford, Lot 701, requested a variance for a new air conditioner to extend into the rear setback. Park model was set in 02/1989 and was set 6' from front. Current A/C extends into 4' by 6". New A/C is 2" larger and would extend into 4' by 8". Board discussed problem and need for variance.

Jim Brannan moved that the variance be approved with understanding that any future cost of moving would be the responsibility of the Lot owner if necessary for utility work in the easement. Seconded by Anne Swain. Barry Jones called for question and approved by Board.

### **2. Budget Status:**

Paul Schmeil reported a draft budget has been prepared. A Public Comment Session to be held November 14, 2006. The budget for the 6 month short period January 1, 2007 to June 30, 2007 can be brought to the Board at the next meeting. Draft budget to be displayed on Golden Vista Web site.

2. Park Wide Wireless:

Dell explained that the residences have problems with phone connected computer internet systems and we have limited phone lines. The need for a wireless system in the park is needed to provide an up-to-date fast system for the great majority of residents with computers. The cost for such a system as used by Cities/Hotels/ and many other locations, can be installed at Golden Vista for about \$19,000.00, with a Park monthly cost of \$400.00 per month. There would be an inexpensive way to allow each individual computer access to this wireless. Most currently purchased computers already are wireless ready. The cost to Park users could be very small each month. Larry Martin, A computer expert, explained some of the key issues in this proposal. Discussion continued but no motion was allowed. The issue was tabled until the next Board meeting Agenda. President, Leroy Gibson, requested all to give feed back on this issue to the Board and for the Planning and Development Committee to look at it and give report at next meeting.

3. Staff Recognition by Residents:

To allow residents to recognize specific Staff Members' acts of kindness and actions above their assigned duties, it is recommended that a 3" by 5" card Titled "Staff Appreciation" with space for Residents Name, Lot Number, Date, Name of Staff Member with space for a written explanation of recognition be available. These cards are to be placed in the laundries, front office and Activities office. When filled out they should be turned in to the front office. These Staff Appreciation cards could be an additional recognition letter from Golden Vista Manager and/or the Board. These together with other information, in the Staff's file, could be basis for incentive bonus to Staff Members if in the future the Board is inclined to do so.

Jim Brannan made a motion to adopt the Staff Appreciation plan was seconded by Marge Stam. Approved by the Board.

President, Leroy Gibson, reminded all committees to have report to Board by December meeting.

**Open Discussion, Homcowners Issues:**

Lot 190 – Resident asked for phone close to pool for emergency purposes.

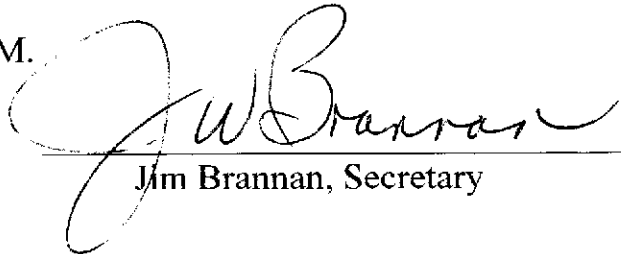
Lot 953 – Resident would like more complete financial report by the Treasurer.

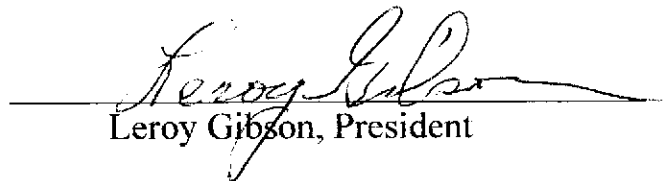
Lot 324 – Resident would like the new salt system for large pool and hot tub.

Lot 558 – Resident would like the new salt system for large pool and hot tub.

**Motion to Adjourn: 11:50 A.M.**

Respectively Submitted:

  
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Jim Brannan, Secretary

  
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Leroy Gibson, President