

**BOARD OF DIRECTORS
MEETING
TUESDAY, JANUARY 16, 2007
9:30 A.M.
BALLROOM**

Call to Order at 9:31 A.M.

Announcements:

Board Work session with ARC's Committee scheduled for 9:30 , Tuesday, January 23, 2007 in the Ballroom.

Verification of Quorum:

All Board Members present.

Board Meeting Minutes:

Approval of January 2, 2007 minutes with following corrections:

1. Treasurer's Report – the \$267,754.00 is considered excess operation funds not an amount that could be added to reserves.
2. Pet Waiver Lot #1005 – the pet name is Zoey not Joey.
3. Barry Jones recommended during Homeowner comments – a form could be used by resident to report unapproved parking on streets and parking spaces within the RV Park.

Correspondence:

1. Jim Scott resignation from Facilities Committee as of January 8, 2007.
2. Letter requesting possible change in Pet section rules to allow two (2) pets per lot and 40 lb. weight could be exceeded by 3%. This might relieve the need for waivers.

Manager's Report:

We have 914 spaces full – 767 owners – 147 renters.

Important dates:

- a. Candidate forum: January 30, 2007 – 1:00 P.M.
- b. Annual Meeting – February 20, 2007 – 1:00 P.M.

See attached Manager's Report for full report.

Compliance Manager's Report:

Currently 830 Park Models with 7 more permits for new park models in the Park. Currently 414 Arizona Rooms with additional 17 in various stages of completion. The wireless service will be tested in next day or so, to be turned on by Monday, January 22. We are currently testing individual antennas. The Computer Club has agreed to help with individual difficulties.

Old Business:

1. Paul Schmeil moved that we approve the Decorating/Design Committee Charter. Anne Swain seconded. Jim Brannan called the Question – votes; 5 for -1 against. Charter attached hereto.
2. Jim Brannan asked why we haven't received a report from the Activities office as requested by the Board Members on November 21, 2006. Manager, Dell McKinney says Activity office needs to know what we want in the report and schedules have been a problem. Ann swain asked what the Activity office plans to do with the \$45,534.10 surplus left over for 2006. This has grown from \$25,724.73 at end of 2003. Anne Swain moved that \$20,000 of this amount be provided the Decorating/Design Committee to continue their work in the park. Marge Stam seconded the motion and suggested the money be used to purchase tables and chairs used in various rooms in the Park facilities. Discussion about some part of funds going into General funds - Leroy Gibson pointed out that in 2004 the Board moved that this could not take place. Paul Schmeil indicated that the Activities office should not be earning in excess of the cost of functions and that recent fee increases could be looked at as well as more free activities. Maybe, Jan, Activities Director, can figure out how to return these excess funds. Leroy Gibson suggested an Executive session with Jan, Activities Director, before next Board Meeting, when a vote could take place on the motion because Jan is not present today.

New Business:

1. Budget Committee Members:

Paul Schmeil moved the Budget Committee should consist of the following: Paul Schmeil, Bob Norin, Jim Brannan, Phil Parsons; Marv Campeau; Dell McKinney, Park Manager, and all six of the Candidates for the Board. Jim Brannan seconded.

This Committee would consider the July 1, 2007 – June 30, 2008 Operating budget (and the Activities Budget). Review with residents' input at the open Budget Meeting and present proposed budget thru the Board to the Residents at the Annual Meeting of February 20, 2007. Bob Norin called the Question. Unanimous approval.

3. Decoration/Design Committee:

Paul Schmeil moved the Appointment of Decoration/Design committee members; Margaret Crites, Beverly Wolf, Elaine Olson, Judy Scholz and Laureen Larson be approved. Marge Stam seconded. Question called – 5 for 1 against. Motion passed.

4. Facilities Committee:

Anne Swain moved that Jim Larson, Lot #359, be appointed to the Facilities Committee. Jim Brannan seconded. Question called. Vote unanimous.

5. Reserve Study:

Paul Schmeil moved that we approve the “Reserve Study” procedure 2-37. Barry Jones seconded. Paul read entire Study Procedure and Reserve Study. See attached study. Barry Jones stated these are similar to our Business and Operating funds’ guidelines. Jim Brannan questioned whether this would require some additional assessment funds right now. Barry Jones says this would cost no money for policy. Jim Brannan pointed out that in #2 Reserve Study Defined a contract for a professional Study means immediate funds to be spent and that an established percent of Reserve to be established may require substantial increase to monthly assessment from Residents. Marge Stam pointed out that 2.F of Reserve Study Defined calls for regular annual assessments from members to meet projects’ costs without the need for “Supplementary Assessments”. Barry Jones called for the Question. Vote – 4 for and 3 against. Motion passed.

6. Repair and Replacement Reserve Budget:

Paul Schmeil moved the Board establish a Budget for Repair and Replacement Reserves as follows in Exhibit 1 and Exhibit 2 (see attached). Barry Jones seconded. Work on these figures was done by persons on the Committees here in the Park. The figures may require periodic updates. Question called. Vote unanimous for.

7. Professional Reserve Study:

Paul Schmeil moved that we approve up to \$6,500.00 for an outside contract for a Professional Reserve Study to be conducted and relayed back to the Board and Manager. Leroy Gibson pointed out that we have a Reserve Policy. Paul Schmiel wants an outside group under contract to make sure our figures as presented are accurate. Jim Brannan stated that we have a wide range of experts in many fields in this Park and in a Committee could recommend reasonable corrections instead of paying sums for outside contracts. Barry Jones agreed with Jim Brannan that estimated values and estimated remaining life could be done by those here in the park. Paul Schmiel referred to a contract for a professional Reserve Study Confirmation of Services issued on January 4, 2007 for \$5,500.00 to Golden Vista

Homeowners Association from Reserve Advisors, Inc. of Milwaukee, Wi. The Confirmation required \$2,800.00 advance payment on contract. This motion was tabled to the next Board Meeting.

8. Capital Purchases Policy:

Paul Schmiel moved that the Capital Purchases Policy Procedure 2-38 be approved. Barry Jones seconded the motion. This policy is to provide the proper evaluation by Planning and Development Committee and the Board of Directors. See Policy attached.

Anne Swain asked if everything must go thru Planning and Development Committee and will the Board see all the requests not just those passed on by the Committee to the Board. Leroy Gibson stated the Board will see all of them. Jim Brannan would like to see a list that prioritizes the important expenditures for Capital improvements. Anne Swain asked, will the Planning and Development Committee set a date to receive requests to present to the Budget Committee and will the Budget Committee be the only ones to see all the items? Marge Stam asked, will the requests come to the Board before the Planning and Development Committee. Leroy – no but any requests could be appealed to the Board. Question called. Approved unanimous.

9. Capital Budget Study:

Barry Jones moved that we have a Reserve amount between \$500,000.00 to \$1,000,000.00 for replacement of Capital Facilities that have a life expectancy of more than 30 years and that the Planning and Development Committee provide the Board a standard determined as a percent of the cost of the facilities. Paul Schmiel seconded. Barry Jones stated we have to have a policy to secure the Reserve necessary to replace Capital Facilities when it reaches its life expectancy. Improvements as they are made must be factored into these figures. Leroy tabled this to the February 5, 2007 Board Meeting.

10. Telephone Fees:

Paul Schmiel moved that the Budget Committee provide to the Board an option for including local telephone service as part of the regular monthly assessment. Marge Stam seconded. Paul stated that 10% of our current phone roster shows no phone connection. This may indicate cell phones which could be long distance to call. Currently our 4 digit land line phone system connects residents like being in a hotel. It is a necessary element of living in this community. Jim Brannan asked is this to save the current phone system? Marge Stam asked if this will cause an increase in the annual assessment for the whole year. Bob Norin stated that the way he figures that's \$300 more per year per resident or \$322,500.00 additional income for Golden Vista per year. Barry Jones stated that technology is fast changing and wireless phone systems need to be looked at and all other options before the Board votes to

do this. Dell McKinney states there is a possibility on our current wireless service for a system that would replace our current phone system. Leroy states it may have to be assigned to a special Committee to investigate. Leroy Gibson tabled the motion to be researched and Paul Schmiel said he would withdraw the motion.

11. Pet Waivers:

Anne Swain motion to approve waiver for 2 pets, Susie and Roscoe at Lot #1044. Seconded Jim Brannan. The Waiver letter states that when one dies no replacement will be made. Question called by Marge Stam. Voted – 5 for, 1 against. Motion approved.

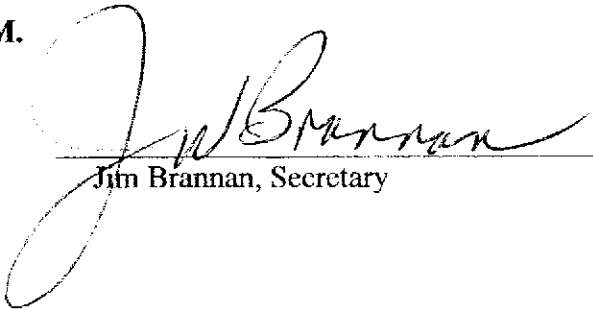
Anne Swain motion to approve waiver for 2 pets, Skeeter and Babe at Lot #1029. Seconded Jim Brannan. Waiver letter states that owner will not replace one dog when death occurs. Question called by Marge Stam. Voted 5 for, 1 against. Motion approved.

Homeowners Comments:

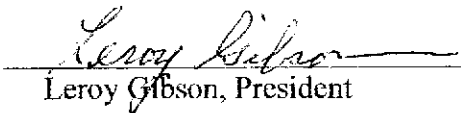
1. Mary Bailey, Lot #953, charges by Activities Office for a polo shirt cost was way in excess of cost. Mary also stated that cost of table and chairs should go thru Planning and Development not be in hands of Decoration/Design Committee.
2. D.J. Jaynes, Lot #979, states that a 911 call was made and the ambulance had to wait at south gate for 4 to 5 minutes until the fire department arrived to enter because ambulance driver had no access key code. This could be life and death time. Dell explained that codes had been provided but drivers do not look for it or have right equipment in vehicle to cause gate to open. Request by resident to indicate on channel 7 and the monthly newsletter to insure residents know of problem and take steps to address this problem, for instance, with a letter to Metro to insure emergency vehicles are properly equipped.

Motion to Adjourn: 12:34 P.M.

Respectively Submitted:



Jim Brannan, Secretary



Leroy Gibson, President