

**BOARD OF DIRECTORS
MEETING
TUESDAY, FEBRUARY 6, 2007
9:30 A.M.
BALLROOM**

Call to Order: 9:30 A.M.

Announcements:

Please observe the 10 mile per hour speed limits and stop signs to help insure that no accidents occur in the Park. Many close calls have occurred since the Park is full of winter residents.

Verification of Quorum:

One Board Member absent – Marge Stam

Board Meeting Minutes:

Approval of January 16, 2007 Minutes with following corrections:

1. Treasurer's Report correction for the January 2, 2007 minutes- \$267,754.00- part of these funds, after the audit, will be transferred to the Reserve Fund in conformance with past Board policy.
2. Budget Committee Members; include Marge Stam not Bob Norin.

Correspondence:

1. Letter requesting bike rack to be placed on the south side of the Ballroom, due to parking problems.
2. Correspondence from an Attorney firm at the request of Golden Vista regarding a revision of Rules and Regulation of Fines' Schedule as they relate to Arizona Law. Leroy Gibson Recommended this be passed on to the new Board for resolve.

Treasurer's Report:

1. Total cash on hand as of February 6, 2007 - \$819,840.00 reduced by:
 - a. Prepaid dues of \$70,135.00.
 - b. Accrued interest, prepaid insurance and non-deposited funds of \$5,506.00.
2. Total current assets are \$755,211.00.
3. Reserve Funds currently at \$304,424.00.
4. Outstanding quarterly assessments; \$7,065.00.
5. Activity Office surplus funds are currently \$49,960.00.
6. Individual Club funds - \$33,889.00 – separately accounted for in the Activities Account.

Compliance Manager's Report:

Currently 832 Park models, 12 more in progress. 416 Arizona rooms, 17 more under construction.

Complaint filed by Contractor against Golden Vista resulted in a State Inspector visit. The result; complaint unfounded and the Contractor is to issue an apology.

The Wireless Engineers were here and recognized all the problems we are having. They are re-engineering some of our equipment and will be installed in next two weeks. We hope this will resolved the Wireless problems. We have not paid the bill for Wireless and won't until problems are resolved.

Manager's Report:

We have 954 spaces full; 787 owners; 165 renters

1. Annual meeting notices and Ballots for new Board Members are all distributed.
2. Annual meeting February 20, 2007.
3. New office employee, Bob Burgi, will be taking Carol Mowery's place as she is retiring..

See attached Manager's Report for full report.

Activities' Report:

Jan Miller, Activities Director, has one employee and volunteers who have the responsibility for Activities program for eight months out of the year.

This includes:

1. Room scheduling for all activities
2. Issuing newsletters
3. Advertising and posting announcements on GV7
4. Sales of newspapers
5. Securing volunteers for set up and take down of table and chairs in the ballroom
6. Entertainment and bands were arranged by her office requiring \$25,000.00 in advance payments to secure their attendance at agreed times.
7. Handles purchasing of all the purchased food for luncheons and dinners handled by the various clubs in the Park with an agreed percentage split of the amount received.
8. Takes input from residents
9. Participates in purchase of major items, chairs, tables, refrigerator, coffee pot, sound system, stage extension
10. Activities office rents movies, sells Golden Vista clothing and handles tickets for all events.
11. Currently has purchased 72 new chairs for the ballroom and two walking machines for the exercise room.
12. Is allocating \$10,000.00 to purchase new chairs and tables for the Navajo room.
13. The computer system in Activities office and the sound system in the ballroom need to be updated.
14. Activities office is responsible for Welcome Back parties, Thank You parties for volunteers, special days during Thanksgiving, Christmas, wine and cheese parties, movie nights, etc.
15. Helped create new clubs in the park
16. Had printed a booklet for Reminiscence Writing by persons in the Park
17. Always listening for new and better approaches to achieve the multitude of activities we all can participate in here at Golden Vista.

Leroy Gibson suggested Clubs need to consider helping in the many projects advanced by Activities Office.

Old Business:

1. Reserve Study:

A motion to authorize \$6,500.00 to be spent for a professional Reserve Study was made at the January 16, 2007 Board Meeting. Close review of this contract revealed that the company would only spend less than a day at Golden Vista looking at fixed assets. Jim Brannan called Question. The Board voted against this expenditure four to one. Motion was denied.

A review might be done a few years from now when the implementation of the newly approved Reserve Study has been tested.

2. Election Committee Report:

All Ballots distributed. Ballot box in Lobby and candidate forum complete.

3. Pet Rules Enforcement:

The letter extension of the pet rules to February 1, 2007 has expired and enforcement of out of Compliance will be applied to all not previously given a waiver by the Board.

4. Activities Office Reserve Funds:

Motion regarding money from Activities Office to be designated to the Decorating/Design Committee withdrawn because of designation made by Jan Miller in Activities' Report.

5. Decorating/Design Committee:

Because there was no Board Liason recommended for the Decorating/Design Committee, Leroy has represented the Board in their meetings. New Board will recommend a Board Liason.

6. Capital Budget Study:

A motion for an amount to be established in reserves to replace Capital Facilities was made in the January 16, 2007 Board Meeting. The Planning and Development Committee to review and recommend an amount for the Board to finalize on this amount could be \$500,000.00 to \$1,000,000.00.

Leroy Gibson pointed out that we have an on-going policy that is currently being followed as a percentage allocated to the reserve. Anne Swain called the Question. The Motion passed unanimously.

7. New Business:

Letter from Attorney to Golden Vista regarding Rules & Regulation changes regarding fines was tabled to be reviewed by the New Board after February 20, 2007.

8. Facilities Committee Revised Charter:

Tabled to be reviewed by the new Board.

9. Capital Expenditure Overrun Policy 2-39:

Paul Schmeil moved to approve a Capital Expenditure Overrun Policy for projects funded by either the Repairs/Replacement Reserve fund or the Capital Improvement Reserve Fund. This amount to be 10% or \$3,000.00 overage whichever is smaller would not require Board approval. Seconded by Barry Jones. Discussion by Board and the Manager – this has been handled in the past from Operating Funds until Board could act upon it and transfer the Reserve amounts.

Barry Jones moved we amend the motion to include only the \$3,000.00 figure and drop the 10%. Jim Brannan seconded. Anne Swain called Question. Approved unanimously. Barry Jones moved original motion be approved as amended. Bob Norin seconded. Approved unanimously.

10. Committee Appointments:

Planning and Development's new appointments: David Walker, Lot 1070, and Ken Wardley, Lot 454, unanimous approval.

11. Fire Alarm Overrun:

Paul Schmeil moved to approve an additional \$3,326.04 for the Fire Alarm project completed in 2006. Barry Jones seconded. Unanimously approved.

11. Placement of Board Minutes on Web Site:

Paul Schmeil moved that the Board Meeting Minutes should be placed on the Golden Vista Web Site. Seconded by Barry Jones. The Minutes are not Board approved until the Board meets and approves them. Barry Jones moved we amend the motion to say unapproved Minutes until certified . They are to be left on Web Site for up to 3 years. Anne Swain Seconded. Unanimously approved. Paul Schmeil accepted the Amendment Motion which was approved unanimously.

12. Illegal Parking Policy:

All Park residents must abide by the parking rules. Barry Jones suggested we need new signs properly placed and tickets issued without warning. Our Rules now call for towing at owner's expense. Park Patrol has been issuing tickets. There needs to be signage explaining illegal overnight parking without permit, on roadways and community parking lots, with time designation when tickets and towing would take place. Signage could also be placed on entry gates. It was suggested that Dell, who has knowledge of the parking problem, could review with the Board what best could be done to correct the long standing difficulties in this area and recommend Board action to assist in correcting the many violations and improved communication to the residents. Leroy Gibson asked if this was acceptable by the Board. All agreed.

13. Homeowners Comments:

Hugh Vernon, Lot 290 – The letters from the Attorney about Schedule of Fines needs to be acted on asap. Also it would be a good idea to televise the Board Meetings so all in the Park could see the action of the Board. This would remove many rumors, etc.

Harold Phillips, Lot 245 - Regarding the Web Site posting of Minutes – The replacement of the Minutes could be delayed for 2 weeks to have Certified Minutes only posted.

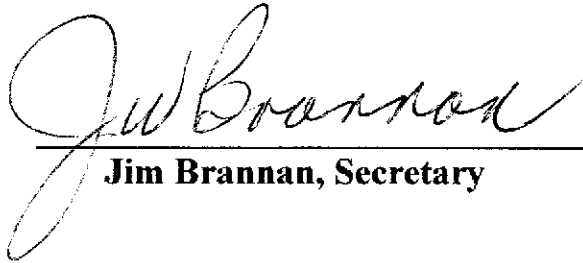
Betty Rawley, Lot 739 – Is there a tracking system for the permits issued. Dell McKinney said yes there was and permits are denied when appropriate to do so.

Odegaard, Lot 91 – Do we need some kind of Handicap sticker for the golf carts that use the Handicap parking places in the Park.

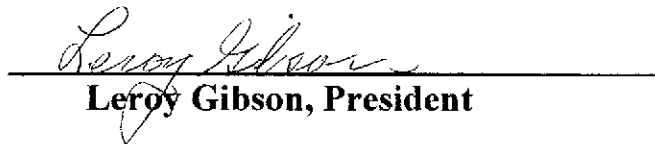
Bob, Lot 235 – Says we shouldn't post unapproved Minutes on the Web Site.

Motion to Adjourn: 11:55 A.M.

Respectively Submitted:



Jim Brannan, Secretary



Leroy Gibson, President