

**Board of Directors Meeting  
December 4, 2007  
9:30 am. Ballroom  
Minutes**

**Call to Order:** 9:30 am

**Verification of Quorum:** Present: Leroy Gibson, Paul Borne, Marge Stam, Jim Brannan, Adele Finneman and Ken Crites. Absent, Phil Parsons, who is out of town. Also present: Dell McKinney, Manager.

**Correspondence:** A letter was received from the pet committee concerning taking the grass out of the Pet Run. Letters from individual residents were also received by each board member. These letters point out that removing grass in the pet run should be the last resort in saving water.

**Announcements:** President Gibson requested that homeowners who had comments to make regarding the pet run and grass please wait until the homeowners comment time at the close of the meeting. Also, there will not be a second board meeting in December due to the fact that many board members will be gone over the Holidays.

**Minutes:** Approval of November 20, 2007 minutes was held in abeyance as board members did not have copies.

**Treasurer's Report:** Marge Stam presented the Treasurer's Report. The resort has \$237,906 cash on hand with \$407,471 in reserves. The Repairs and Replacement reserve fund contains \$308,140 and the Capital Reserve holds \$99,331 for a total of \$407,471. The Activities Office has \$22,229 cash on hand. Paul Borne moved to accept the Treasurer's Report with a second from Jim Brannan. The motion passed 5 – 0.

**Manager's Report:** See attached.

**Unfinished Business:**

President Gibson reported that he met with Planning Committee members DeLace Rombough and Ken Wardley and Dell McKinney last week. The Planning Committees' response to the inquiry regarding a master plan, parking, storage and security were addressed by Chair person DeLace Rombough and David Baldwin. DeLace defined a long-range plan, addressed the purpose, told who will prepare such a plan and indicated what such a plan would entail. He then called on David Baldwin from the Planning committee to address financing. Also, the committee is down to five members and would like to add two more people. If anyone in the resort has any experience or interest in planning, please see DeLace or Dave. (Written report is attached.) President Leroy Gibson joined the committee in asking residents to step forward and assist this committee for the good of the future. Jim Brannan commented that having a plan will be really good.

The manager reported on utility expenses for the billing period of mid-October through mid-November. Water consumption was down some in 2007 compared to 2006. 2006 gallons consumed equaled 3,162,200. During the same period in 2007, the consumption was 2,049,800. The water bill for this past month was \$10,599.73. The sewer was \$15,047.68 and electricity was \$4564.70. Propane usage was about the same as last year, but the price has increased, so the total was \$7514.42 compared to \$5170.09 last year.

**WiFi:** The manager's report basically covered the WiFi. We have 150 people on the WiFi to date. Paul Borne encouraged people to continue to sign up and not become discouraged if the system is slow sometimes.

**Water Conservation:** The manager reported that she had spoken with the manager at Apache Junction Water to discuss ideas on water conservation. They just hired a person to work on water conservation and are looking for people in the private sector to partner. We may be interested in doing that. They will have a presentation available in January sometime. Dell also reported that in an attempt to save water the sprinklers on the lawns are set for 12 minutes Tuesday and Friday once per day.

Ken Crites moved to follow the suggested option for water conservation: No car washing in the park, only hose off patios one day per month, and wash park models/RV once per year. Adele Finnemann seconded the motion. President Leroy Gibson suggested that the board table the motion until the January meeting so residents could give input. Adele commented that she could not believe the board could not act now instead of waiting. Discussion followed. Paul Borne called the question. The motion passed 5 yes 0 nay. The new resolution will be published on the website and on GV7.

#### **New Business:**

Policy Statement – Modifications to resort facilities must be approved prior to commencement of any such modification. Paul Borne moved: Any shop or activity group and its members who alter any part of a building structure, electrical system, etc. will be held responsible for any damage occurring due to said modification and the restoration of any such facility. Discussion followed. Some shops or other groups have altered facilities in the past and have cost the park money. Marge Stam commented that as laymen we have no business messing with things. Marge called the question. The motion passed 5 Yes, 0 Nay. The documents committee will work on the wording.

**Committee Appointments:** John Falke, Chairman of the election Committee requested that the following people be appointed to the election committee: John Falke, Chair, Ken Bellin, Robert Shively, Richard Nelson, Arlene Sykes, Wanda Alsup and Rose Oberstadt. Jim Brannan moved to accept the committee appointments and Paul Borne seconded. The motion passed 5 yes, 0 nay. Thanks to all the committee appointees for participating.

Committee Liaison Guidelines: President Leroy Gibson read these guidelines out loud. With all the new committee members being appointed, he felt it was important for all to know their responsibilities. He also urged Standing Committees to check their charters

and bring to the Board any changes they would like to make. Hugh Vernon presented a new charter for the Documents Committee. It will be considered at the next meeting.

Written Committee reports are to be handed in prior to the annual meeting. President Gibson put out the call for committees to report to the membership at the annual meeting, which will be held on February 19, 2008 at 1:00 pm in the ballroom.

**Meeting Schedule for January:** Regular meetings will be held on the 8<sup>th</sup> and the 22<sup>nd</sup>. The Candidates Forum will be held on January 29<sup>th</sup> at 9:30 am in the ballroom.

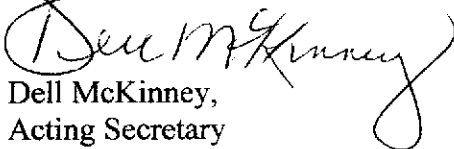
Ken Crites wished everyone a Happy and Safe Holiday. A Merry Christmas and Happy New Year was extended from the Board of Directors and manager to all.

**Adjournment:** Board meeting was adjourned at 10:38 am. Moved by Ken Crites and seconded by Adele Finnemann, motion carried.

**Homeowners Comments:**

Homeowners' commented positively on the need to conserve water. Several homeowners commended the board for taking action. Even though the topic was on the agenda for the Nov. 20<sup>th</sup> meeting, some homeowners felt that the vote should not have taken place without homeowner input. Suggestions were made to canvas the other large homeowner parks to find out what their consumption is to make sure we are really consuming more water than we should. Working with the water company is a good idea.

Respectfully Submitted,

  
Dell McKinney,  
Acting Secretary

