

BOARD OF DIRECTORS
TUESDAY, FEBRUARY 5, 2008
9:30 A.M. at the BALLROOM
Minutes

Call to Order: 9:30 A.M. by President Leroy Gibson

Verification of Quorum:

All seven members of the Board of Directors were present.

Agenda: The Board agreed on the posted agenda.

Correspondence: There was correspondence reported by Manager McKinney and Secretary Parsons.

Announcements: President Gibson announced the following meetings:

Written Committee Reports are due today, and oral reports at the Annual Meeting.

GV Annual Membership Meeting Tuesday February 19 at 1:00

Planning and Development Presentation Tuesday March 11 at 9:30

Board Meeting Minutes: Jim Brannan moved approval of the minutes of the January 22, 2008 meeting. Motion carried.

Treasurer's Report: Treasurer Stam reported that total cash on hand on February 5, 2008 is \$714,688, including \$424,586 total reserves. Cash on hand in the Activities Fund is \$49,803. She moved to accept the Treasurer's report as read.

Manager's Report: Manager Dell McKinney reported there are 923 units in residence, including 763 owners and 163 renters. The pool restrooms are closed daily from 10:30 to 11:30 for cleaning, and are much improved. Recent rains have shown roof leaks that will be repaired. Olive tree trimming has been completed, and will be followed by spraying. Allergenic residents will be notified. A contract for SRP to bring an additional 400 Ampere service to the transformer at no additional cost will be signed.. It will be installed this summer. She stressed the correct procedure for casting your ballot in the election. There was a question regarding the water bill.

Unfinished Business:

1. **Electrical Review Committee:** Ed Borner, Chair of this Ad Hoc Committee, gave a followup report on the added electrical feed. He pointed to the need for upgrading the wiring in the Center.
2. **Reserve Report:** Manager MKinney announced that Reserve Advisors expects to deliver their Preliminary Report next week.
3. **Committee Appointments:** : Nominations were made as follows:
 - a. **Memorial Committee:** Carol Mowery, Lot 430
Ed Borner, Lot 816
 - b. **Landscape Committee:** Bill Vandermaye, Chair, Lot 990
Separate motions were made to approve each committee, and passed unanimously.

New Business:

1. **FY 2009 Operating Budget:** Treasurer Marge Stam presented the GV FY 2009 Budget Committee Report. The Committee met in Open Session on January 29 to recommend the Operating Budget and an increase in monthly dues. She then moved adoption of the \$1,630,000 Operating Budget for FY

2009, and a dues increase of \$15/month. The motion was seconded. There was discussion by the Board, followed by Homeowner comments as follows: Jim Miskamen, Lot 1031, objected to the cost of additional T-1 lines for the Wi-Fi.

Dave Baldwin, Lot 172, proposed a standing committee to work on water cost.

Paul Odegaard, Lot 91, suggested a discount for paying dues annually. He urged raising to \$20/month dues to avoid annual increases.

Dawn Douglas, Lot 1026, thinks 2x weekly garbage pickup is a luxury. Her suggestion of bringing waste to a central point was well received.

Ray Korsten, Lot 861, favors setting dues at \$20/month.

Harold Phillips supports dues at \$15 without a surplus. He also proposed setting the total Reserve assignment at 8% instead of 4.5%.

The question was called, and the Board voted unanimously in favor of the motion as presented.

2. **FY 2009 Activity Budget**: Treasurer Stam then moved approval of the FY 2009 Activity Budget. The motion was seconded. There was discussion by the Board, followed by homeowner comment:

Bill Phipps pointed to the projected income of \$4,900, saying the purpose of being profitable is to support the Park. He asked what the purpose of Club income is, and was given a variety of answers.

Wanda Hashagen, Lot 825, stated in behalf of Shuffleboard Club that monthly treasurer's reports are given, and that when the Club has a project, contributions are made from Shuffleboard funds to help cover the expense as well as to help the Park.

The Board vote on the Activity Budget motion was taken, and passed unanimously.

3. **Ad Hoc Kitchen Committee Report**: Wayne Wolfe, Chair, introduced the Committee. He then discussed the size and condition of the sewer line to the kitchen. He stated that replacement was indicated for several reasons. Wayne then introduced Ken Wardley, who presented a Powerpoint slide series on the present and planned kitchen. In the slides, he called the kitchen the center of the Resort, and the Golden Wheel of Opportunity. Photos of the old kitchen and a schematic drawing of the proposed plan were introduced. Conversion of part of the storage area as a kitchen annex was proposed. The estimated total cost including contingency is \$140,000. President Gibson thanked the Committee for its thorough presentation of the proposal.

At this point Board Member Ken Crites introduced the following motion for discussion by the Board: "I propose acceptance of the Kitchen Ad Hoc Committee presentation for remodeling our kitchen and that we fund it by a Supplemental Assessment of \$100 per lot, payable by May 1, 2008 and \$40 per lot, payable on January 1, 2009." The Motion was seconded by Adele Finnemann. Discussion followed, first by the Board:

Marge Stam asked if a general contractor and 3 bids had been obtained.

The response was that competitive bids had been obtained, but a project

exceeding \$150,000 would require Apache Junction Planning Commission approval.

Jim Brannan asked if there are problems with Health Department approval of the present kitchen. Manager McKinney later responded that the kitchen has always received an "Excellent" rating. The only complaint came from a Fire Department requirement for a certain extinguisher. Jim also feels the final decision should be delayed until all facts about the kitchen are explored. He observed that there are problems with hot water temperature and other upgrades to be considered.

Paul Borne feels that the Park Manager is not capable of managing this project, and a general manager should be hired to carry out any remodeling. Leroy Gibson, speaking as a homeowner, concurred.; saying construction of a kitchen is complex.

Adele Finneemann asked if a Kitchen Fund could be created.

Marge Stam said kitchen spending should be brought to a vote if the homeowners. Paul Borne concurred.

Comments by Homeowners:

Tom Dalton, Lot 573, asked where the final plan can be seen.

Boyd Amsler, Lot 651, made 4 points: 1. Are there any code violations. 2. Stainless vs Marlite material 3. Find out the needs separated from the wants for the kitchen. 4. Value added for homeowners is questionable.

Jim Wickham, Lot 583, thanked the committee for their planning. He endorsed remodeling for basic needs and services.

Joe Peters, Lot 220, asked if this proposal is spending money that we don't have. He suggested support from the Clubs.

Bob Norin, Lot 959, thanked the committee, saying he is glad the plumbing problem is included.

Barbara Boggs, Lot 976, pointed to other priorities in the Park. The streets need help.

John Randolph, Lot 1046, said we should wait for the Reserve Advisors report before assessing. There may be other priorities in the Park.

Hugh Vernon, Lot 290, said the Park needs a kitchen update, and needs to act on the issue. He is concerned that there may be lots of ideas, but no action.

Pat Jamison, Lot 520, likes the Park and has concern over an assessment. Are there more alternates, such as resurfacing the cabinets?

Wanda Hashagen, Lot 825, said, "I appreciate all the hard work the committee has done, but I object to a Board member recruiting funds from the Clubs. The member stated that he was trying to ascertain the amount of support for the project.

Bob Griswold, Lot 1042, asked why we need a remodeled kitchen. He said needs and wants are not the same. He supports hiring a general contractor.

Bill Phipps, Lot 8, said the present kitchen is workable, but lacks storage. His theme is to improve, not replace. He feels an alternate plan is needed.

Sandy Barlow, Lot 762, asked where the decorating supplies will be stored if the kitchen annexes the space.

Barry Jones, :Lot 169, said the plan is the result of 5 years of discussion. He urged the Board to go ahead after considering all the options. He said the Rules require a Reserve budget; why not spend the Capital Reserve instead of assessing?

Carol Culver, Lot 717, thanked the Committee for its futuristic thinking, and said change in the kitchen is needed.

Oalga Bighia, Lot 17, said kitchen revamping is needed. There are 20 clubs; why not meet with the clubs? She questioned some excesses in the plan.

Boyd Amsler, Lot 651, in his second appearance, cited future Park expenses that will increase. He also said a dishwasher is not needed-there are workers.

Jane Niebergall, Lot 732, said we have been given a marvelous Cadillac plan Now is the time to make a move on the kitchen.

Fred Bartels, Lot 291, is the person who does maintenance in the Park. He acknowledges that upgrades are needed, but not the full plan. We should meet the needs, not the frills some want. He favors building a new space for Maintenance.

Beverly Wolfe, Lot 340, said the kitchen needs change. She favors buying dishware as a conservation measure, and expanding services from the kitchen.


Paul Borne read a letter from Thelma Stonebraker. She opposes a new kitchen, but pointed out several things in the existing kitchen that need improving.

Pat Jones, Lot 176, sees no need to change the kitchen until required by Pinal County. She urged the Committee to get input from those who work there.

After the discussion, Board member Phil Parsons moved to table the motion on kitchen remodeling and funding until a future meeting. The motion was seconded and passed unanimously.

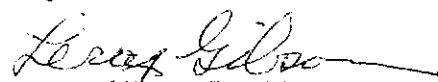
4. Motion to Adjourn was made by Ken Crites, seconded and passed.

Respectfully submitted:



Phil Parsons, Secretary

Signed:



Leroy Gibson, President