

**BOARD OF DIRECTORS REGULAR MEETING
FOR GOLDEN VISTA RV RESORT
TUESDAY, MARCH 18, 2008 MINUTES**

Meeting was called to order by Phil Parsons, President at 9:33 a.m. in the ballroom with approximately 78 people in attendance.

Verification of Quorum: Phil Parsons, Paul Borne, Marjorie Stam, Peggy Richardson, Adele Finnemann, Ken Crites, Jim Brannan
Manager Dell McKinney was also in attendance.

Correspondence: was read and concerns of swimming pool water, golf balls going through nets, cleanliness of gym, shuffleboard kitchen equipment being sold were referred to management while issues of minutes, Reserve Study and storage shed placement have been referred to the appropriate committees.

Agenda: Motion to adopt by Marge Stam - motion carried.

Announcements: There will be a Work Session of the Board and chairs of the Standing/Adhoc Committees on Tuesday, March 25th at 9:30 a.m. in the ballroom and an Executive meeting with the Activities Director on Friday, 28 March to establish a personnel contract.

Residents were asked to complete a new green sheet before leaving for the season. This will insure management has an accurate record for emergencies should homeowners need to be reached.

The next two regular board meetings will be on Tuesday, November 4 and 18th.

Board Meeting Minutes: Jim Brannan moved to accept the minutes of March 4, 2008 - motion carried.

Treasurers Report: Marge Stam, Treasurer gave the report as follows: Balance of operating cash on hand \$108,964.00; Balance of Reserves – CD's and savings \$459,964.00 total of \$568,928.00. The Reserve accounts consist of: Repairs and Replacement \$353,376.00 and Capital Reserves of \$106,588.00 for a total of \$459,964.00. She further reported that \$350,000.00 of the reserved money is in CD's with the balance in the money market. The CD's are brokered with various banks for insurance purposes and renew at different times. The Activities Fund has \$49,928.00.

Marge moved for an expenditure of \$6,200.00 to hire Robert Hall of Zobel & Hall P.C. Chartered Accounts as the new auditor – motion carried.

Committee Reports:

Electrical Committee – report was given by #816. The committee met with SRP as they have the final say in regard to any changes to the present system. The electrical pedestals will need to be addressed.

Planning & Development – Marge reported the resignation of Resident #172 chair and member #427 as each has served their term. Resident #384 has volunteered for another term on the committee.

Paul Borne moved the nomination be approved – motion carried.

Paul Borne moved residents #812 and #203 be approved for the ARC Committee and #823 be approved for the Phone Committee – carried. It was also clarified that all committees will chose their chairs. All liaisons have been appointed and posted.

Manager's Report: Dell McKinney reported there are 941 spaces filled with 745 owners and 159 renters. Owners were reminded when leaving for this season to confirm a summer address and phone number with the office on a new green sheet. This is in the event of an emergency and summer newsletters.

It is strongly recommended owners have a caretaker in order to inform you of any problems over the summer, arrange for insurance adjusters if necessary and spray for weeds which promise to be a problem this summer due to the wet winter. Our electricity and sewer have both increased slightly for the month of January while our water usage decreased. Because our water consumption still needs to be reduced, management suggested the lawns in the water retention area not be watered until summer is over and new seeding takes place. Trees and plants will continue to be watered as well as grass in library area. Propane usage has remained static with only price changing drastically. Although we used 1000 gallons less than the same period last year it cost \$14,598.00 more.

Activities Director's Report: An overview of the 2007-08 Season coordinated by the Activities office at Golden Vista was submitted by Jan Miller, Activities Director and is as follows: 14 dances, 7 entertainment events, 19 food events plus 10 pancake breakfasts, 18 BBQs, 7 no cost events i.e. Xmas Dinner, Welcome Back, Movie event etc., 14 out of park events: Barleens, Duttons etc., numerous chit chats, ice cream socials, health talks, dessert speaker series, patio sales, country store, scheduled activity rooms for weekly, one time reservations for the current season and for the 2008-9 season plus produced 8 monthly newsletters. There are approximately 24 clubs at Golden Vista. We are arranging for the individual clubs to handle their own accounts per board direction and all club funds should be turned back to the individual groups by the end of March. We had our first big concert: The Limelites with a higher ticket price and we sold 414 tickets. Since it was so well received, we will have another concert with a "name group": the New Christy Minstrels in January as well as a gospel concert featuring the Blackwood Brothers, also in January. In addition, we had a large fundraiser with the "Duck Float" raffle. We raised \$1863 after prizes for new pool furniture. We will probably repeat this event since it was so popular. As of July, 2008, I will begin working full time in the Activities Office instead of the current 9 or 10 months. This additional time will allow me to plan and schedule the activities and events for the coming year at work instead of at home. It will allow me time to prepare not only the programs but all the paperwork and correspondence that go along with scheduling a busy season. In addition, I will be sending out at least one summer newsletter, per board request.

It has been another busy year here at the park and couldn't have been as successful without all the volunteer support. One of my goals for next season is to involve more of the new folks in the park plus those who haven't stepped up to help out.

It should also be noted: the Activities Office is also responsible for the updates to TV Channel 7.

Property Maintenance: Paul Borne moved to include the following section of CC&R's be entered into the minutes in response to the Manager's report on the summer weed problem – motion carried.

"Part 3--Property Uses & Restrictions

3.10 **Lot and Personal Property Maintenance.** No Recreational Vehicle, Park Model, Improvement, or Lot shall be permitted to fall into disrepair or to become unsafe, unsanitary or unsightly. All Recreational Vehicles, Park Models, Lots, and Improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished. The Association shall have the right, after thirty (30) days notice (or without notice in the event of an emergency), to cause to be repaired or otherwise maintained the exterior of any Improvement, Recreational Vehicle, Park Model, or Lot which the Association determines in its sole discretion is in violation of this provision. No notice shall be required in order for the Association to cut weeds determined by the Association to be unsightly or unsafe. All costs

and expenses so incurred by the Association shall be assumed by the Owner, and shall be paid to the Association on demand. Any sum not paid by an Owner shall be deemed and treated as a Special Assessment and may be collected in a like manner as delinquent Assessments."

Phil Parsons asked for a motion on summer watering.

Jim Brannon moved to instruct management to stop watering the grass in the water retention area except for trees and plants until grass seeding in late summer – motion passed.

UNFINISHED BUSINESS:

Website Privacy: Paul Borne gave report of Board minutes for February 6, 2007:

"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."

Paul move that the Website Committee be authorized to publish approved minutes, unapproved minutes with disclaimer, all budget information, Reserve Study, financial statements (year-end and YTD) and all existing information currently published on the web site with NO password protection."

After discussion a further report by Peggy Richardson, Liaison to Website committee, described concealment and privacy issues. Privacy of individuals can be protected by use of lot number only.

Peggy moved to amend the motion to exclude minutes not yet approved by the board – motion carried.

The original motion with the amendment was voted with 3 for: Paul, Peggy and Adele and 3 opposed: Marge, Jim and Ken. Phil Parson voted for – motion carried.

Storage Sheds: Manager Dell McKinney reported on why there are so many sheds and their usage. There is not enough storage for the many clubs. After a brief discussion Phil Parsons ask for comments from the Planning and Development Committee. #172 reported the committee recommends a new building be constructed in 2010 in the area by the tennis courts/garbage bin area. This building would be 25 X 40 feet and would house the maintenance, clean up the area by the garbage and free up space in the central recreation area which could then be used by the 80 plus clubs for storage and other uses. This should also eliminate the sheds presently north of the recreation center. The area north of the shuffleboard courts may be used for permanent storage as well.

NEW BUSINESS:

Recommendations from the Budget Committee were given by Marge Stam, Treasurer.

They included from Repairs/Replacement Reserves: road repairs , installation of copper wire for upgrade by SRP, major repairs to Building E, shuffleboard repairs and from Capital Reserves: additional electrical breakers and circuits to coincide with upgrade to 800 amps, décor to finish last year's project and permission to install a new exhaust fan for the silversmith room – no funding requested.

Marge moved for the adoption of the Street and Road committee's proposal to repair streets in the amount of \$61,568.00. Discussion followed and a new proposal was presented by the Street and Road committee.

Marge asked why the proposal had not been presented to the Budget Committee. Ken Crites moved to amend the motion for an expenditure of \$119,038.00 to cover an increase in the number of streets and parking lots in order to put off a larger expenditure in the future.

Phil Parsons called for a vote: 5 for and Marge Stam against the increase. He then called for a show of hands on the amended motion: 5 for and Marge Stam opposed – motion carried.

Marge Stam moved to pay for copper wire in the upgrade of the incoming power by SRP in the amount of \$5,600.00 – motion carried.

Marge Stam moved to approve repairs to Building E (Library) in the amount of \$40,000.00 maximum – motion carried.

Marge Stam moved to approve the \$2600.00 for the shuffleboard repairs – motion carried.

Marge Stam moved to approve the expenditure of \$20,000.00 from Capital Reserves to complete the electrical repair and upgrade from 400 amps to 800 amps – motion carried.

Marge Stam moved to transfer \$15,654.00 from reserves be transferred into operating budget to offset telephone repair costs – motion carried.

Marge Stam moved to increase the percentage of funds which transfers from our dues to the Repair/Replacement and Capital Reserves from 4.5% to 7% - motion carried. This will bring Golden Vista into line with the recommendations of the Reserve Study.

Marge Stam moved the Planning and Development committee be asked to prepare plans in conjunction with the manager for the construction of a new maintenance building (24' X 40') adjacent to the Pet Park/Water Retention area south of the tennis courts in the Fiscal Year 2010 and to reorganize the usage of space in the recreation center in co-operation with the Manager and Activity Director - motion carried.

Parking Plan: Phil Parsons asked resident #172 from the Planning and Development committee to report on the possible increase of parking spaces at the recreation center. As chair of the P & D committee he calculated a possibility of 12 new spaces through the relocation of bike racks and other open areas.

Jim Brannan moved to refer this to management – motion carried.

Motion to adjourn was made by Ken Crites– motion carried.

Meeting was adjourned at 12:06 p.m.

Respectfully submitted:



Peggy Richardson
Secretary

Signed:



Phil Parsons
President