

GOLDEN VISTA RV RESORT
BOARD OF DIRECTORS REGULAR MEETING
NOVEMBER 4, 2008

Board Members in attendance: Phil Parsons, President; Paul Borne, Vice President; Marge Stam, Treasurer; Peggy Richardson, Secretary; Adele Finnemann, Jim Brannan and Manager Dell McKinney.

Meeting called to order at 9:30 a.m. by Phil Parsons and a quorum was verified by Peggy Richardson.

Approximately 90 residents were in attendance. Maintenance Manager Marty Jacobs will lead a tour of the summer improvements would begin at 2:00 p.m. Wednesday, November 5th at the club house and invited those interested to attend.

1.0 Correspondence

1.1 Letter of Resignation from Director Ken Crites was read.

1.2 Thank you letter for retirement gift from Dave Hopps, former Landscape Supervisor was read as well as mention of several other thank you letters from other staff members who received gifts in recognition of their service.

1.3 Letter received regarding Lot 73 where an out of compliance RV has been parked and unoccupied through the summer. Disciplinary action will now be taken to correct this infraction.

2.0 Announcements

2.1 A Work Session is planned for January 13th with the Board and committees.

2.2 The Board is also planning a town hall meeting with Planning and Development to look at laundry issues and study questions from the various committees. Date will be announced.

3.0 Approval of Minutes

3.1 Peggy Richardson moved the minutes from March 18 and March 25 be approved as read, seconded, carried.

3.2 Peggy Richardson moved the minutes from March 4th be amended to include as follows: (page 3 following the committee lists) "Leroy Gibson is appointed to the Planning and Development Committee. Leroy and Bruce Smith are appointed to the Street committee. Jim Brannan moved these be accepted, carried." The amendment was seconded and carried.

4.0 Treasurer's Report

Marge Stam, Treasurer reported a balance of \$375,581.00 for Operating Budget and a balance of \$438,526.00 in Reserves of CD's and Savings for a total of \$814,107.00. The Reserve Account breakdown was reported as \$335,321.00 for repairs and replacement

handling their own funds. The audit with Mr. Robert Hall is on going and hopefully be complete by the next board meeting. Budget meetings will commence in December. Marge moved the report be accepted, seconded and carried.

5.0 Manager's Report

Dell McKinney, Park Manager welcomed everyone back and reported 396 residents to-date. Summer projects were completed and a trial WiFi option is now available. Our sewer bill has decreased due to reduced water usage by residents and staff of over 2,000,000 gallons over last year. We have two new full time employees. Dale Keyes joined our staff to replace Dave Hopps who retired from landscaping and Connie Duff has joined the front office staff. In addition Patrick Morrissey was hired for part-time as a pool tech and security.

6.0 Activities Director's Report

Jan Miller advised of the highlights of this year's events, the August newsletter, two e-mail notices, new park directory and new recycling bin for number 1 and 2 plastic which is located behind the tennis courts.

She asked that everyone compact the plastic in particular milk jugs to insure best use of space in the bin.

7.0 Compliance Manager's Report

Larry Martin reported that although it was a quiet summer much time was spent on the weed problem because of the many monsoon rains. Owners who have not already should hire a caretaker for the summer to help with this problem. He also provided statistics on the increase of park models, habitable rooms and awnings since 2001.

8.0 Unfinished Business

8.1 ARC addition to Design Guidelines paragraph 5.9 presented by Larry Martin to read: K. Awning is not required over habitable rooms built with a cantilevered roof. This only applies to cantilevered type roofs. A full awning is required over the front of the lot including the parking and deck area.

Hugh Vernon, Parliamentarian called a Point of Order as the addition must go before the Document Committee before finally being accepted.

Paul Borne moved to accept the new guideline with that understanding, second, carried.

8.2 Hugh Vernon reported from the Document Committee the on going problem of membership voting by offering a resolution in which Robert's Rules state "Silence is consent. Those members who do not vote agree to go along with the majority by their silence." Legal counsel was approached because the Board needs to secure a method to amend our two prime documents and bring us into compliance with the State and our own bylaws do not provide a solution. Legal counsel stated this method was not illegal.

Paul Borne moved we accept the report, seconded, carried.

Jim Brannan moved we defer this recommendation until the next Board meeting, seconded, carried.

8.2 Correspondence from Barry Jones Lot 169 regarding violation of fiduciary duty to the owners by the Board in not adhering to a rule passed in 2005 which requires the Manger to prepare a Reserve Budget annually. Phil Parsons read the letter to those in attendance and responded by saying the Board had been waiting for Barry who was tasked with producing a modified Reserve

Budget. It was understood this has now been provided to Marge Stam, Treasurer. Prior to the posting of this agenda the adoption of the Reserve Budget was listed but removed as the work was not complete. The hiring of Reserve Advisors, Inc. confirmed the Reserve Budget which was originated by Barry was in fact on track. Although the Reserve Advisor's study recommended 4.1% level of inflation the Board feels this is not sufficient and recommends two actions be taken each year: annually update the Budget and for the Board to determine the level of funding we can support, such as the 65 – 70% that has been maintained for the last season. Phil thanked Barry for his concern and requested his cooperation to have the Reserve Budget on the November 18th Board meeting.

9.0 New Business

9.1 Jim Brannan moved the replacement of the Board member remain vacant until the next election. Hugh Vernon, Parliamentarian agreed, seconded, carried.

9.2 Reassignment of committee liaisons to fill the two vacancies: Paul Borne reported Jim Brannan will fill in on Facility and Adele Finneemann to Landscaping, Jim moved those positions be accepted, seconded and carried. It was noted the roster of committee members update is on going.

9.3 Committee appointments: Peggy Richardson, liaisons for the Pet Committee moved to accept the appointment of Rosann and Dennis Siminoe, Lot 1039 who would be filling vacancies, seconded, carried.

10.0 Adjournment

10.1 Peggy moved the meeting be adjourned at 10:55 a.m. seconded, carried.

Submitted by:



Peggy Richardson
Secretary



Phil Parsons
President