

GOLDEN VISTA RV RESORT
BOARD OF DIRECTORS REGULAR MEETING
DECEMBER 16, 2008

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

The meeting was called to order by the president at 9:30 a.m. A quorum was verified by Peggy Richardson. Approximately 22 residents were in attendance.

1.0 Adoption of Agenda

1.1 Peggy Richardson moved to amend the agenda item "Amendment authorizing change in Articles of Incorporation 8.1 to Amendment authorizing changes to C.C. & R.'s 13.6 and subsequent articles. Carried.

1.2 Paul Borne moved to amend the agenda to move committee appointments to Unfinished Business and that it be a permanent change. Carried.

2.0 Correspondence

2.1 A letter from Harold Phillips was read concerning the Homeowner Associations and the Open Meeting Law. See attached. The President recognized the concerns stated and will bring them to a meeting in early January. The President questioned whether the Homeowners Comments should be at the beginning of the meeting instead of at the end.

3.0 Announcements

3.1 The President announced a workshop to be held on Tuesday, January 13 at 9:30 and specifically invited all committee chairmen to speak alerting the board to their concerns.

3.2 The Treasurer announced a meeting to be held on January 27 at 9:30 at which time the budgets will be presented.

3.3 Amendment # 3 of Design Guidelines is signed and part of the record. It reads: Paragraph 5.9 (added) 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.

Amendment #6 of Rules and Regulations is signed and is part of the record. It reads: Part 10. Para 10.1 Pet Limit Dogs, cats and all other approved pets are permitted only in designated areas, but limited to one pet per lot, (added) multiple lot ownership does not entitle multiple pet ownership.

Part 10, Para. 10.4 Pet Control. Pets are not allowed in any area of the park, including in or on common areas, except those within the pet section. Pets must be restrained by a

leash when being walked (added) or driven in a golf cart in any area except in the owner's lot of residence, or in the Water Retention Basin the designated pet exercise area. Pets must be transported in an enclosed vehicle in all areas outside the pet section of the park.

3.4 Application forms are available for those interested in running for a Board seat. The deadline for filing is January 9. There will be a candidate forum on January 27 and the election will be held on February 17. Paul Borne announced that he will be running for re-election.

4.0 Secretary's Report

4.1 Peggy Richardson thanked Wanda Alsup of the Documents Committee for vetting the motions of Dec. 2nd Board meeting and bring attention to a possible conflict due to Amendment #4 of November 6, 2007 in the Rules and Regulations Part 15 Paragraph 2 item B Fine schedule. Written report provided and attached. Peggy moved to rescind and expunge the motion of Dec. 2nd, item 9.2. Pet Fine schedule in Amendment #4 of the Rule and Regulations already provides for a Monetary Penalty at the sole discretion of the Board of Directors.

Dell noted that the fine fee schedule was done away with in 2007. She questioned levying specific fees on one section of the park.

Motion failed.

4.2 Adele Finnemann moved to send the item back to the Documents Committee for correct wording. Motion carried.

4.3 Secretary moved to approve minutes of 2 December. Carried.

5.0 Treasurer's Report

5.1 The balance of operating cash on hand is \$249,102. The balance of reserves is \$438,526 for a total of \$687,628. Reserve Accounts Breakdown: Repairs and Replacement \$335,321, Capital Reserve \$103,205 for a Total Reserve of \$438,526. See attached. The Treasurer reported that preliminary steps are going well with the auditor and she is very pleased. The Treasurer's Report will be filed for audit.

6.0 Manager's Report

6.1 Today we have 661 spaces full, 55 renters and 606 owners. Last year at this time we had 622 total spaces full. Maintenance has been working on the gates in and out of the pool area. They have also repaired 15 leaking risers. There was a reminder about not washing cars and patios. The golf driving cage has received new netting. A re-circulating pump at the showers by the pool has been repaired. A new landscaper, John Whitten has been hired. See attached.

7.0 Committee Reports

7.1 Nominations Committee. Adele Finnemann read a letter from Paul Christen outlining the committee's activities. Their goal is to have at least four qualified candidates to fill the two open positions. See attached.

7.2 Planning & Development Committee. Marge Stam was asked by the committee if they could be notified if major projects weren't going to be done due to current economic conditions. Paul Borne recommended only street repairs be done. Jim Brannan agreed but not to rule out major projects since we might get a good price now. The President stated that we are now in a position of strength. A new maintenance facility south of the tennis courts is under consideration. Four volunteers with trade or architectural background are needed as an ad hoc committee for this project.

7.3 Elections Committee: Adele Finnemann read a letter of resignation from Ken Bellin who has moved out of the park and moved to accept his resignation. Adele also moved to accept the Elections Committee roster. Both motions were carried.

7.4 Solar Committee: A report was submitted by Dawn Douglass. They are proposing the infrastructure of the pool system must be changed and upgraded before a solar heating system can be considered. It was recommended to install a cover on the pools when not in use this would result in a 50 – 70% savings on energy and evaporation. The report will be filed by the Secretary. See attached.

Marge Stam recommended forwarding the report to Planning and Development. Peggy Richardson moved that the Board direct the Solar Committee to research the expense of installing a new pool system consisting of new pumps and filtration together with alternatives to using chlorine through ozone and a sliding cover to prevent energy loss and evaporation. Motion carried. 3 – 2

8.0 Unfinished Business

8.1 Jim Brannan moved to rescind his motion of March 4, 2008 which asked "the Board to investigate the concept "the silence of the votes at the last annual meeting is considered votes in favor with the majority with regard to the CC&R's and Articles of Incorporation". The new motion was carried.

8.2 The Board of Directors approved the following amendment to the By-Laws (Revised March 20, 2002):

1. Part 4, Paragraph 4.2 (deleted) Newly elected Directors shall take office at the first regular or special meeting of the Board of directors following each election.
2. Part 4, Paragraph 4.6 (added), The election results will be announced at the Annual Membership meeting at which time those current members who have completed their term of office or were not re-elected, will depart and the new officers will be seated. Should the current presiding officer be departing, the duties will immediately be assumed by the next senior officer. Should all of the appointed officers be departing, then the remaining Board members will appoint a President-Pro-Temp until such time as new officers can be elected. Carried

8.3 Planning and Development Charter. Paul Borne moved to adopt. Jane Niebergall, Lot #732 of Planning and Development asked for guidance as to what constitutes "future". Paul Borne explained that 1, 3 to 5 years is short term while 25 years should be considered long term.

Leroy Gibson Lot #820 commented that the document provides an open approach to the Committee. A motion to table approval received no second. Return to the main motion. Peggy Richardson moved to amend to include a statement that authorizes the P & D to communicate and co-ordinate with other committees. No second. Return to the main motion. Motion carried 4-1.

9.0 New Business

9.1 Peggy Richardson moved the Board direct the election committee to reproduce the vote to approve proposed additions to the Golden Vista Declaration of Covenants, Conditions and Restrictions and the Articles of Incorporation which would allow the Board of Directors to bring these two documents into mandatory compliance with State Law. Ballot would read:

“Do you support changing Golden Vista governing documents to comply with Arizona State Law?” Motion carried.

9.2 Peggy Richardson moved the Board direct the election committee to include on the same election ballot the following amendment to 13.6 of the CC&R’s and 8.1 of the Articles by replacing “then Members of the Association” with “quorum of total eligible voting membership, present or by mail –in ballots.” Ballot would read: “Do you support changing the regulator document 13.6 to 60% of the voting membership?” Discussion followed. The President suggested it could be reviewed by our attorney of record. Adele Finnemann moved to amend the original motion to “quorum (50% +1) of total eligible votes cast”.

The motion carried.

The Board is unanimous in support of this procedure to change the voting threshold.

9.3 Peggy Richardson read 7.1M and 6.11 of the CC&R’s giving the Board authority to make changes and be the final arbitrator on interpretation and determine what is final and binding.

10.0 Adjournment

10.1 The meeting was adjourned at 11:47.

Submitted:



Peggy Richardson
Secretary



Phil Parsons
President