

GOLDEN VISTA RV RESORT  
BOARD OF DIRECTORS REGULAR MEETING  
FEBRUARY 3, 2009

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 9:33 a.m. A quorum was verified by Peggy Richardson. There were approximately 45 residents in attendance.

1.0 Adoption of Agenda

1.1 Adele Finnemann moved to add a Woodshop item to the agenda under New Business. Motion carried.

2.0 Correspondence

2.1 The president read a letter from Bob DeCorte, #484 requesting the addition of a basketball hoop. This item will be added to the agenda for the next meeting.

2.2 A letter from Jane Nusbaum, #1027 was read regarding the shortened agenda of the January 20 meeting and the negative comments to Peggy Richardson concerning the agenda items. The President addressed the letter and noted the council in four years will possibly need to schedule around a Presidential inauguration. Jim Brannan and Paul Borne offered apologies to Peggy regarding the February 3<sup>rd</sup> agenda

2.3 The President announced that there will be an Executive Session on February 10. All Committee Chairpersons are responsible for written reports to be read at the Annual Meeting on February 17 at 1 p.m. A security surveillance camera has been donated by the Richardsons for use at the south gate. The President stated that allegations regarding the election have taken on a personal nature and that is uncalled for. It is hoped that will be put behind us after the elections.

3.0 Approval of January 6 and January 20 minutes.

3.1 Peggy Richardson moved that the January 6 minutes be approved. Motion carried.

3.2 Peggy Richardson moved that the January 20 minutes be approved. Motion carried.

4.0 Treasurer's Report

4.1 The balance of Operating Cash on Hand is \$393,562. The balance of Reserves is \$500,903 for a total of \$894,465. The Reserve Accounts Breakdown: Repairs and Replacement \$390,280, Capital Reserve \$110,623 for a Total Reserve of \$500,903.

4.2 Activities Fund has a total of \$57,899.

4.3 Marge Stam moved to transfer \$3,800 from our reserves t the operating account to

cover the cost for the new heating unit in building E, the library. Motion carried.

4.4 The Reserve Budget will be described at the Annual Meeting. Jim Brannan commented that residents have the right to see financial statements at any time in Dell's office.

## 5.0 Manager's Report

5.1 Today we have 941 spaces full, 777 owners and 164 renters. The Street Committee has met with a contractor and Dell is awaiting a bid. Budget Committee recommendations will go forward to the Board for their approval. Planning and Development has delivered a survey concerning laundries to owners and needs to be returned to the office by February 12th. Dell commented that the Reserve Budget is the responsibility of the Board of Directors, not the Operations Manager. We now have high speed internet available from Dish Network giving residents three options for high speed access: WiFi, DSL and Cable. Maintenance continues to repair leaky risers. Please report leaks to the office. It is a goal to have one key for every mailbox in the office so if a key is lost there will be one that can be duplicated. Restrooms by the pool will be closed from 11:00 to noon every weekday to allow for a cleaning in addition to the overnight cleaning. There was damage to the pavement in front of #647 due to a car fire. It can be repaired along with other street work during the summer.

## 6.0 Committee Reports

6.1 Electric Pedestal Committee. Ed Borner # 816 thanked his committee members, gave the highlights of his report and asked the Board to act to clarify this matter as soon as possible. Paul Borne moved to accept this report for the work session to be held February 24. Motion carried. The report will be posted on the park bulletin boards and website.

6.2 Maintenance & Facilities and Planning and Development preliminary reports will be given at that meeting.

6.3 The Reserve and Operating Budgets will be enacted in March after the reserve expenses budget for the coming year is adopted.

6.4 Paul Borne reported minor changes in the wording of Planning & Development Charter. Marge Stam moved to accept these changes. Motion carried.

6.5 John Falk reported that 440 ballots have been received with only one failing to include signature and lot number.

## 7.0 Board Concerns

7.1 Adele Finneemann commented that shirts should be worn in the resort with the exception of the pool area. Homeowners should be aware of the possibility of outdoor lights bothering neighbors. If so they should be shielded.

7.2 Peggy Richardson reminded people to turn off the timer on the hot tub if there is time left when they exit.

7.3 Another reminder that car washing is prohibited in the park.

7.4 Paul Borne commented again on speeding. He said maybe the color and license plate of offenders should be noted and reported.

## 8.0 Unfinished Business

### 8.1 Committee Appointments

8.1.1 David Walker #1070-- Planning and Development. His term is expiring and he wishes to continue. Marge Stam so moved. Motion carried.

8.1.2 Jim Brannan moved that Carol Bostrum #45 be appointed to Decoration and Design Committee. Motion carried.

8.1.3 Peggy Richardson moved that Don Perlich #463 be appointed to the Solar Committee. Motion carried.

### 8.2 Review of Board Actions

8.2.1 ARC Guidelines. Larry Martin asked the Board to approve ARC changes once the electrical issue is settled after the 24 February Work Session.

8.2.2 Water Conservation. Paul Borne received a question about eliminating grass park areas in the northwest and northeast corners of the park. It might save water and mowing expenses. Discussion was terminated until further investigation. Peggy Richardson asked about the report from the motion of January 8, 2008 to establish to value of using a meter on sewage. Dell responded that the sewer district figures the cost dependent on our water usage. It would be cost prohibitive to buy the meter and monitor its usage for a year. Peggy Richardson moved to thank Dell for her research and response. Motion carried. Adele Finneman suggested that Channel 7 carry water conservation information. Dell suggested putting it on the website and doing an amendment with Rules and Regulations updating before reprinting. Peggy Richardson moved to refer this to the Documents Committee for inclusion into R & R's. Motion carried.

8.2.3 Fines review. Jim Brannan reported the board committee will come up with a position at the next meeting.

## 9.0 New Business

9.1 Woodshop. Dell reported that the Woodshop would like to add tinting on the inside and sunshades on the outside of the south windows. This is a safety issue since the sunlight coming in the windows makes it difficult for members to see properly when using power equipment Dell is concerned that the color of the sunshades on the outside blend in with the color of the building. The Woodshop is paying for this project. Adele Finnemann moved that the Woodshop proceed with the project with the Manager's approval. Motion carried.

10.0 Adjournment

10.1 The meeting was adjourned at 10:31

Submitted by:



**Peggy Richardson**  
Secretary



**Phil Parsons**  
President