

GOLDEN VISTA RV RESORT  
BOARD OF DIRECTORS REGULAR MEETING  
MARCH 24, 2009

Board Members in attendance: Phil Parsons, President; Jim Brannan, Vice-President; Peggy Richardson, Secretary; Marge Stam, Treasurer; Adele Finnemann, Paul Schmeil, Paul Borne, 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. There were approximately 50 residents in attendance.

1.0 Adoption of Agenda

1.1 Paul Borne asked to add the motion on 5.4 of the Design Guidelines under New Business.

1.2 Peggy Richardson asked to add the Documents Review Committee to Unfinished Business.

1.3 Paul Schmeil asked to give a report on the small pool under Committee reports. The amended agenda was adopted.

2.0 Correspondence

2.1 Jim Brannan moved to make it policy that at Board meetings the Chair will read the name and number of a letter writer and make single sentence description of the purpose. The chair will then refer the letter to the Manager or to an appropriate committee or group for its response. If the concern or proposal can be resolved by a response, it will be a written one. Motion carried.

3.0 Approval of March 10 minutes

3.1 Peggy Richardson moved to approve the minutes of the March 10 minutes. Motion carried.

4.0 Treasurer's Report

4.1 Balance of operating cash on Hand is \$240,844; Balance of Reserves is \$544,045 for a total of \$784,889. Reserve Accounts Breakdown: Repairs and Replacement is \$427,823.

Capital Reserve of \$116,222 for a total reserve of \$544,045. Activities Fund has \$500 in Petty Cash, \$500 in Cash Box Starts, \$31,397 in checking and \$34,947 in savings for a total of \$67,344. The Accounts Payable to Sam's Club is \$3,660.

5.0 Manager's Report

5.1 As of this date there are a total of 863 spaces occupied, 718 owners and 145 renters.

This is down from last year's total of 911 on this date. The small pool has been drained and refilled. Paul Borne asked if the vent fans had been replaced in the rest rooms in the hall near the pool room. The answer was "no" since there were never any there. Peggy Richardson asked when the metal phone cover by Bldg. E will be installed. The answer was later in the season when most of the people have left since phone service will be interrupted. She also asked about seal coating on the streets since what is now used tracks black so badly. Dell said that they will work to get the best material.

## 6.0 Committee Reports

6.1 Wanda Alsup, Documents Review Committee: Recommended to approve Amendment #9 of the By-Laws which is in addition to Part 8, Para 8.1D, Budget Committee, etc. Peggy Richardson so moved. Motion carried. Peggy Richardson moved to accept the recommendation of the DRC to delete the Appeal Process as shown in the Design Guidelines under 6.3 and 6.4 and move it to the Rules and Regulations with appropriate editing from the DRC to ensure the procedure is generic for any appeal. Motion carried.

6.2 Solar Committee: Ken Baumgartner #824 reported on the Committee's findings, including a large packet of solar energy information, with quotes or estimates. They suggest that the time to act is now considering SRP, Federal and State grants or rebate opportunities. The Committee is recommending floating pool covers for the small pool and the spa. The cost of these covers would be approximately \$5,218. Marge Stam said that the costs should be forwarded to Planning & Development. Former Chairman of P & D, Bob Kusiw said they had received a former report from the Solar Committee but did not have instructions from the Board to explore the possibilities and get figures to the Budget Committee and in turn to the Board. Paul Schmeil reported on the small pool situation and recommended an expenditure of \$13,000 to purchase a controller and other testing equipment and covers. Adele Finnemann suggested buying the covers now and researching the rest in the fall. Peggy Richardson moved to allocate \$13,000 from the Capital Improvement Reserve Fund for the controller system for monitoring the balance of pool water together with an ozonator for disinfecting the water and two covers. Vote was 3 for, 3 against, with the President voting against. Motion failed. Paul Borne moved to purchase 2 pool covers. Motion carried. Peggy Richardson moved that funds be allocated from the operating budget to purchase water saving shower heads to be installed this summer by maintenance; to discontinue the hot water to all laundry facilities as soon as possible with signage advising residents to use cold water detergents outlining the savings and benefits and to eliminate heat to the small pool during the summer months. Jim Brannan moved to table this until more information is received from Planning and Development. Motion did not receive a second and failed. Vote on original motion was 3 for, 3 against with the President voting for. Motion carried.

6.3 Streets Committee, Leroy Gibson presented the street safety audit. A diagram showing signage and landscaping obstructions will be forwarded to management and maintenance. Leroy as chairman of the P & D commented that pool covers will offer minimum savings with solar heating providing more.

## 7.0 Committee Appointments

7.1. Motions were made and carried for the following resignations and appointments:

DeWayne Storley resigned from both Planning & Development and Streets. Rennie Heckert resigned from the ARC. Merlin Goulet, Gene Feise, Dale Mortensen and Bub Burgi resigned from the Stage Committee. Karyn Olson resigned from the Solar Committee. Norm Hackett and Hans Jendral were appointed to the Solar Committee. Bill Montgomery was appointed to the Telephone Committee and DeLace Rombough was appointed to the Budget Committee.

8.0 Board Concerns. There were none.

9.0 Unfinished Business

9.1 Adoption of Reserve Study: Marge Stam made a motion that we approve the Street and Road Committee proposal for the repair in the amount of \$62,500 keeping in mind that we have already allocated \$25,000 from operating towards roads. Paul Schmeil moved to amend the motion to read \$95,000 to allow paving of both of east and west Mineshaft. The vote was 3 for, 3 against, with the president voting for. Motion carried. Marge Stam moved to approve \$5,000 for the resurfacing of the tennis courts. Motion carried. Marge Stam made the motion that we approve \$3,000 for the batting cage carpeting. Motion carried. Marge Stam made the motion that we approve the maintenance building for \$50,000 for a steel building, and give P & D written instructions to define the next steps. Motion carried. Marge Stam moved to adopt the Reserve Study as amended. Motion carried.

9.2 Pedestal Policy: The President outlined the Board's discussion of pedestals during this year and summarized their conclusions. Ownership was defined in the second sentence of Paragraph 3.36 of the CC & R's and there are no changes planned. Responsibility for maintenance is defined and assigned to the lot owner in the Design Guidelines Paragraph 5.27 which is under discussion. Paul Borne moved to lift from the table this item from the March 10<sup>th</sup> meeting. Motion carried. Paul Borne moved to modify 5.27 of the Design Guidelines deleting #4, and replacing it with: "The lot owner is responsible for the circuit breaker box, sheet metal covering the pedestal, buss bars in the pedestal, meter clips, circuit breakers, power line and conduit from the circuit breakers to lot owner structures or RV." The vote was 5 for, 1 against. Amendment carried.

9.3 Document Review Committee: Peggy Richardson moved to accept the recommendation of the DRC to remove that portion of the Policy and Procedure Manual which pertains to an Office Administration and Employee Manual for review and update as required by Management and to ask the Vice President to review that portion which has established Board policies; make recommendations as to whether these policies need updating; referenced to our governing document or are worth keeping. Motion carried

10.0 New Business

10.1 An appeal for a variance was received from Pat Alsup, #137 for his Lot 138. A

request had been processed by ARC and denied. Peggy Richardson read the rule 5.5.B which applies. The request is to park a 23' park model at the back of his lot for crafts purposes. Paul Schmeil moved to approve the appeal. Vote was 5 to 1. Motion carried.

10.2 Discussion of Kitchen Project: Jan Miller provided quotes from kitchen suppliers. She has commitments from clubs to donate money toward the kitchen project. If the club donations are not needed they will be returned to the clubs. The counter tops and cabinets will be replaced. The contractor recommends Corian for the counter tops and laminate cabinets for easy cleaning. Demolition and hauling are included in the \$19,000 quote. The money is available in the Activities Account. The cost of new refrigeration will be approximately \$5,500. Paul Schmeil moved to authorize the Activities Director and Manager to proceed with the project. Motion carried.

10.3 Activities Office Report: We have had 2 major concerts, 2 blood drives, added new classes, had bus trips, jeep and horseback rides. Jan will read the surveys and incorporate new ideas offered. Chit Chat has grown as a forum for clubs and the Board. GV 7 is enhanced. The newsletter advertising is down. Plastic recycling has been overwhelming.

10.4 Final Approval of Revised Design Guidelines: Paul Borne moved to make changes to 5.4 C.3 by adding to exclusions: "and air conditioners with ARC approval" and 5.6 by deleting "between 16 inches and" and replacing with "a maximum of". Motion carried. Paul Borne moved to accept revised ARC Guidelines Manual. Motion carried.

Peggy Richardson thanked the Recording Secretary, Marjorie Seaman and the Solar Committee for their work.

## 11.0 Adjournment

11.1 The meeting was adjourned at 11:55 a.m.

There were no homeowners' questions and comments.

Submitted by:



Peggy Richardson  
Secretary



Phil Parsons  
President