

PENDING BOD APPROVAL

Regular Board Meeting Minutes

Tuesday, March, 17 2015

Ed McKeon called the meeting to order at 09:00 AM.

Present at the meeting: Ed McKeon, Leo McMann, Traci Dahle, Gerry Hartman, Karen Schlichte, and Terry Oberst. Gene Clipperton was absent with notice.

Jennifer Myers, Administrator.

50 Association members.

Board Update/Comments:

Recycle

Karen Schlichte

Well, I am very disappointed that we didn't do a better job in our recycling. We have had to remove the other recycle bin from the garbage area near the south fence. There is only one place you can deposit your recycling and that is across the street from the tennis courts.

Boxes are not being broken down, thus causing garbage bins and or recycle bins to fill up faster than need be. We have a large item debris that has just been remodeled. It is being over loaded and when that happens they will not pick it up. Remember branches can be placed in the garbage bins too. Lets try keeping this debris for large items. When you see a yellow tape marking off the area, **DO NOT DUMP YOUR GARAGE THERE!**

Remember that when you are bringing your bag of recycle to the bins you must remove them from the plastic bags or you have just recycled for nothing. The workers are instructed not to open the bags so they are thrown in the garbage.

For those of us who are in good health, make it a habit to go into the second bin to deposit your garbage. The first bins are overloaded and people are letting their garbage fall on the ground rather than taking a couple extra steps to place their garbage in the second bin. Please, everyone do your part when it comes to garbage. If you have any suggestions on how we can improve this problem please speak up. We just have this problem when we have a full house during the busy winter months.

Comments to the Board:

Ralph Palmer Lot 389 read his letter that he submitted to Administrator, concerning his statement that the spa turned his skin green.

Elaine Rich, Lot 641 stated the lots next to their lot has a lot of weeds growing.

Terry Young Lot 81 concerned with golfers abusing the use of handicap flags. Leo McMann stated and Lee Bittle confirmed the Pro Shop gives out handicap flags upon request. If you see people abusing them they should notify the Pro Shop.

Correspondence:

Terence and Susan Bahl, Lot 260 concerning a sewer failure on their lot. The association paid to fix the problem.

Frank and Betty Pace, Lot 393 requesting a permission to install a Gazebo in the Pet Exercise area in memory of their pet that recently passed away. Board approved the donation.

Reports:

Administrator Jennifer Myers' reported:

Jennifer gave an update on the new debris bin and asked residents to not use the bin when it was cordoned off.

Treasurer Report reported by Karen Schlichte.

This report will reflect the end of February balances. HOA income has exceeded it's monthly budget. During this time of year we all know that we have most residents here so this will balance out during our summer months. Personnel expenses in maintenance is under budget because they are working understaffed. Utilities are under budget because some of the bills have not been processed as is the grounds care. Admin and professional expenses are over budget because of the increase in workman's comp.

Our reserve balance is \$669,739. Our assessment and interest earned of \$11,462 was added and..... less expenses of \$6,684., which represents, pedestal replacements, \$1,740, bobcat payment, \$1,844, and deposit on trash bin enclosure, \$3,000.

Our golf course is setting records for the most play in a given month. This February exceeded 2014 March totals for green fees. We are over in income by \$27,662. This includes January too. Right on target for personnel expenses and grounds care. Same problem with utilities, not all the bills have been posted. Maintenance is under budget as well. We all know that some of these will average out during our summer months.

We have 72 lots that have not paid their assessment of \$1,000 for the purchase of the golf course. This is not a liability to the golf course.

It will soon be that time of year that residents will return to their summer homes. I wish them safe travels and we will see you again in the fall.

Committee Reports

Ken Dahle, Lot 413, Pro Shop Committee indicated that the recent Coot Shoot was very successful and that the last BBQ of the season is upcoming on March 27th.

Carol Johnson, Lot 94, Safety & Security Committee emphasized the need for carrying some sort of identification when walking within the resort. Also, there will be some upcoming articles in the newsletter regarding gun safety.

Approval of the Agenda:

Traci Dahle requested Agenda Item 15.03.19 discussed after Agenda Item 15.03.07.

Karen Schlichte moved to amended agenda and Traci Dahle seconded.

Traci Dahle moved and Terry Oberst seconded to approved the amended agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

- Minutes of February 17, 2015 Regular Board Meeting
- Minutes of February 25, 2015 Regular Board Meeting
- Minutes of March 3, 2015 Special Board Meeting
- Agenda Item #15.03.03 Add members to committee
- Gov Doc Committee Dee Reinbolt Lot 459
- Activities Committee Mike Merryman Lot 122
Cyndi Merryman Lot 122
- Pro Shop Committee Mary Smith Lot 373
Jerry Fry Lot 338

Gail Lozier

Joe Suski Lot 581

Diane Suski Lot 581

Safety Committee Clyde Grosz Lot 696

Marge Kuhlman Lot 530

Agenda Item #15.03.04 Ken Dahle to Chair Pro Shop Committee

Agenda Item #15.03.05 Carol Johnson chairing multiple Committees

both the Finance & Security/Safety

Karen Schlichte moved and Gerry Hartman seconded the motion to approve the consent agenda as presented. The motion passed unanimously.

Unfinished Business:

Agenda Item #15.02.09 Revised Property Improvement Rules

Leo McMann moved and Karen Schlichte seconded to remove 15.02.09 from the table. Leo McMann stated the Property Improvement Rules (PIR's) were revised by the Architectural Control Committee. Every rule in the existing PIR's was reviewed to see if it was reasonable and enforceable. Many rules were eliminated because they did not meet the above criteria. Also any old rules that did not apply to property improvement were eliminated. Ed McKeon recommended the last sentence in article 1.4 read as follows: Exceptions to these rules may be made by an affirmative vote of not less than five (5) members of the Architectural Control Committee, when approving a variance that would improve the overall appearance of the resort. The original motion passed unanimously.

New Business:

Agenda Item #15.03.06 Golf Course Mower. Leo McMann moved and Traci Dahle seconded to approve leasing of three (3) new lawn mowers for the golf course on a 60 month lease. The options to buy or lease were discussed. Leasing over a five year period cost approximately \$18,000 more than an outright purchase of approximately \$134,000. At the end of the lease a \$1 option to purchase is available. This should be a good deal since these mowers are being used on a nine hole Par 3 course versus a regulation eighteen Par 72 course. Motion passed with Karen Schlichte and Traci Dahle opposing.

Agenda Item #15.03.07 Pet Exercise Area behind Racquet Ball Courts. Traci Dahle moved and Terry Oberst seconded to approve a new Pet Exercise area behind the Racquet Ball Courts. Several residents spoke in favor and several against the proposal. The area already has a dog walk. One concern is we are taking away common area that could be used for other purposes. Motion passed with Gerry Hartman opposing.

Agenda Item #15.03.08 Procedure-License for Common Area Use. Leo McMann moved and Traci Dahle seconded to approve a procedure and license, subject to review and approval by our association attorney, for owners to improve and maintain Common Area adjacent to their property. Motion passed unanimously.

Agenda Item #15.03.09 Barranca Erosion. Traci Dahle moved and Karen Schlichte seconded to approve work on the barranca to avert further erosion at a cost not to exceed \$1,500. Motion passed unanimously.

Agenda Item #15.03.10 Billiard Room Blinds. Leo McMann moved and Traci Dahle seconded to approve the purchase and installation of horizontal window blinds for a cost not to exceed \$1,400. Motion passed unanimously.

Agenda Item #15.03.11 Boneyard Awning. Traci Dahle moved and Karen Schlichte seconded to approve purchase of a covering for the equipment storage area (boneyard) for a cost not to exceed \$11,000. It was tabled due to a resident making an offer to sell his old awning to the association. He will discuss with administrator. Traci Dahle moved and Karen Schlichte seconded to table the motion.

Agenda Item #15.03.12 Central Bulletin Board. Leo McMann moved and Terry Oberst seconded to install a centralized bulletin board outside the receptionist door to post flyers/notices and remove all plastic sign holders from the clubhouse doors – cost not to exceed \$600. There were major concerns with the removal of the signs on the doors. Motion failed with Ed McKeon, Leo McMann and Terry Oberst in favor; Karen Schlichte, Traci Dahle and Gerry Hartman opposing.

Agenda Item #15.03.13 Mutual of Omaha Accounts. Karen Schlichte moved and Terry Oberst seconded to approve the opening of new accounts at Mutual of Omaha Bank or another bank for Chit Chat Coffee, Steering Committee, Saturday Morning and Bingo accounts. Mutual of Omaha Bank is requiring we open separate accounts. Motion passed unanimously.

Agenda Item #15.03.14 Debris Bin Gate and Railing. Leo McMann moved and Gerry Hartman seconded to approve installation of a gate and railing on the debris bin. Motion passed unanimously.

Agenda Item #15.03.15 Walls at Debris Bin. Traci Dahle moved and Karen Schlichte seconded to approve the installation of walls at the debris bin at a cost not to exceed \$2,400. Motion passed unanimously.

Agenda Item #15.03.16 Remove trees on Golf Course near Lot 72 & 73. Leo McMann moved and Karen Schlichte seconded to remove and replace trees at the above location at a cost not to exceed \$500. These trees aggravate allergies suffers. They are also very messy and can plug you air conditioning units. Motion passed with Traci Dahle opposing.

Agenda Item #15.03.17 Landscape Common Area behind Lot 209. Leo McMann moved and Karen Schlichte seconded to approve adding landscape rock to common area behind lot #209 to prevent erosion. Motion passed unanimously.

Agenda Item #15.03.18 Sprinkler system on Common Area behind Lot 260. Leo McMann moved and Karen Schlichte seconded to approve adding sprinkler system to common area behind Lot 260. The association is discouraging any irrigation and is recommending residents consider desert landscaping. Motion failed with Ed McKeon, Leo McMann, Karen Schlichte and Terry Oberst opposing.

Agenda Item #15.03.19 Donated Gazebo Cover in Pet Exercise Area. Traci Dahle moved and Karen Schlichte seconded to approve adding a Gazebo to the Pet Exercise area – all cost paid by Frank and Betty Pace, Lot 393. Motion passed unanimously.

Director's Comments:

Executive Session:

Adjourned to executive session at 10:37

Adjournment:

Terry Oberst moved and Gerry Hartman seconded, to adjourn the meeting at 11:19 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.

Corporate Seal