

PENDING BOD APPROVAL

REGULAR BOARD MEETING MINUTES

Tuesday, March 15, 2016

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

Present at the meeting:

Board of Directors: Ed McKeon, John Montgomery, Karen Schlichte, Leo McMann, Gene Clipperton, and Nancy Willson. Gerry Hartman was absent.

Jennifer Myers, Administrator

Kristi Brigante, Administrative Assistant

60 Association members.

Board Update/Comments:

None

Comments to the Board:

Janis Hitchcock, Lot 520. I came here to live just a year ago, and became a Gate Keeper to become active in my Community. Wanted to give something back to make this a good fit for me, and meet more of my neighbors. We have had notices posted around the park letting you know we need more people to help keep watch at the Gate. Little or no interest has been shown and we are down 2 Officers and have another one leaving us in the next couple months. Without more people getting involved we just might face putting the Resort in outside hired service. At what cost??? I would also like to remind you, Residents Lane is for stickered owners coming thru and NOT for your guest to use. We need to view their Pass and to do so we need them close to the window. Let's smile, give a wave and a personal touch. Lately, the Resort has been very active and we all need to help by doing our best to help it run smoothly. We try our best to give you prompt service; please give us your respect. Grumpy....? Must be something in the water....change brands. Remember ...Call the Gate...if you don't help us...We can't help you!

Bob Roland, Lot 75, has some questions regarding the latest newsletter. Ed McKeon explained he was stating in the newsletter that we do not know what the ideal 'ceiling' for HOA fees should be for a resort such as ours. Jennifer explained that all dues are now \$180 and also explained she was just documenting what our attorney stated about the sale of RV's with the sale of Lots.

Correspondence:

None

Reports:

Administrator Report by Jennifer Myers:

The fans have been installed at the pro shop patio. Hopefully, this will help with the AZ heat.

Since it's that time of the year, a reminder to all to check out with the office before you leave. And be sure to transfer your mail if you don't have someone picking it up for you.

We are updating the resident files to stay 55+ compliant and we need your help. Please bring a copy of your current driver's license to the office. We also need you to fill out an emergency contact form. These items will remain in your resident lot file. This file is confidential and locked inside the office.

If you are leaving for the summer, and have a Riverview internet modem, be sure to let the office staff know to shut it off, or you will be charged for those months.

Corrected directories are available in the office. Steph is only printing a few at a time in case there are more corrections that need to be made.

Please be kind and pick up after your pet. They cannot do it for themselves.

If you have an RV Storage space rented, the agreements will be sent out to you soon. Please fill it out completely and remit payment to the office.

Treasurer Report (Karen Schlichte)

I recommended that the HOA operating checking account be reduced in balance to under \$250,000 so that it would be FDIC insured. Two Reserve CD's are scheduled to mature on March 22, 2016. One is \$154,996. and the other is \$154,388. A recommendation that they be re-invested to mature at different dates so funds would be more available.

Month end financial reports for February will be reported using year end budget totals. HOA income is over budget totals by \$6,340. Resident internet income, vendor and water machine income, and special assessment make up this overage. Personnel costs were in line, but utilities are under budget because of the late arrival of bills by \$34,844. Grounds care under by \$4,537, and maintenance under by \$4,629. But again it's only the second month into 2016.

Reserve balance is \$676,602. With assessment and interest of \$14,775 and expenses of golf course equipment payment of \$2,616, and \$1,844 payment on the Bobcat and payment of \$3,102 for the aerator for pond 2 was the activity on this account.

Golf course income was over budget by \$20,113. Membership residents, membership resident punch cards, nonresident punch cards, resident green fees, and nonresident green fees make up this overage. Personnel expenses under budget by \$1,994, utilities under by \$4,228. Electric is under because fountains haven't been running. Grounds care under by \$3,356 but that will change as the year goes by. So a good outlook for the golf course.

Committee Reports

Dean Willson, Landscape and Maintenance Committee. Please sign up for this committee as there are only 4 people currently.

Carol Johnson, Safety Committee, the committee will now be Safety Awareness Committee.

Linda Hixon, Pro Shop Committee, thank you to Lezlie Grosz for a successful Coot Shoot. Thank you to all the BBQ volunteers.

Kathy Holmes, Election Committee, would like everyone to consider running for the Board of Directors as there will be 3 openings next year.

Linda Summerville, Activities, Sock Hop is coming up. If any committees are in need of monetary assistance you can ask the Activities committee.

Approval of the Agenda:

Agenda Item 16.03.16 Assign Members to Various Committees Version II was added to the Consent Agenda. Gene Clipperton moved and Nancy Willson seconded the approval of the agenda. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

- 16.03.05 Assign Members to Various Committees
- 16.03.16 Assign Members to Various Committees Version II
- Minutes of February 16, 2016 Regular Board Meeting
- Minutes of February 24, 2016 Regular Board Meeting
- Minutes of March 1, 2016 Regular Board Meeting

John Montgomery moved and Karen Schlichte seconded the approval of the Consent Agenda. Motion passed unanimously

Unfinished Business:

None

New Business:

Agenda Item #16.03.06 Leo McMann moved and John Montgomery seconded to approve the proposed contract with Caliber Software for the initial cost not to exceed \$1,500. John Montgomery was concerned that there are no guarantees if it does not work and the quality of support. Ed explained the cost – support and maintenance for the first three months is all we are committed to purchase. If we do not want to proceed we can stop at the 4th month. Ed further stated we researched five (5) different software firms and Caliber appears to be the best overall. Jennifer stated we purchased our current software (TOPS) in 2002. IT was good in the beginning but they have not kept up with technology. Ed stated the ongoing cost will be \$.50 per lot (697) or \$348.50 a month with a \$50 a year Web charge. Jon Laughlin stated we need to be aware of training everyone for the new software. Motion passed unanimously.

Agenda Item #16.03.07 Nancy Willson moved and Gene Clipperton seconded to adopt the Resort's Mission/Vision statements as presented. Motion passed unanimously.

Agenda Item #16.03.08 Leo McMann moved and Nancy Willson seconded to approve disposal of listed items to highest bidder and trash items with no bids. The items for disposal are: Forklift; Vacuum; Craftsman mover; Kabota backhoe attachment; John Deere zero turn mover; SISIS greens slicer; TV's; Rowing Machine. Leo McMann stated the Administrator will coordinate all sales activity and/or disposal. Motion passed unanimously.

Agenda Item #16.03.09 Karen Schlichte moved and John Montgomery seconded to approve adding Kristi Brigante as an authorized user for bank accounts. Karen Schlichte stated this only provides Kristi access to information from the bank. Leo McMann stated Board approval for this activity is a requirement of the bank. Motion passed unanimously.

Agenda Item #16.03.10 Karen Schlichte moved and Gene Clipperton seconded to approve trading one maintenance golf cart in for payment to repair the other. John Montgomery would like to know the cost to repair the repairable cart. Jennifer said in the past we could get about \$200 for a repairable cart. Brian Graham said the clutch assembly is bad and will cost about \$400. Motion passed unanimously.

Agenda Item #16.03.11 Leo McMann moved and Nancy Willson seconded to approve amending the internet modem agreement to the attached proposal. The new agreement was read to the attendees. The major change is the internet modem agreement makes the owner responsible for their renter's modem and all related expenses. Motion passed unanimously.

Agenda Item #16.03.12 Karen Schlichte moved and Leo McMann seconded to approve hiring a part time office person, not to exceed 30 hours per week during the busy season. John Montgomery requested what the duties would be; where will this person be located and then moved to table the motion. Nancy Willson seconded the motion to table. In a roll call vote Ed McKeon, John Montgomery and Nancy Willson were in favor. Leo McMann, Karen Schlichte and Gene Clipperton opposed tabling the motion. For lack of majority motion was not tabled. Jennifer Myers, Leo McMann and Karen Schlichte said more responsibilities have been added to the office staff such as: Phone Book publication, Newsletter publication, Annual Election support; Architectural Control Committee support; Web site maintenance and support; Internet Modem distribution; Internet troubleshooting. Harold Kirpach wanted to know why we could not have volunteers. Leo McMann stated we cannot get volunteers for committees and Karen Schlichte stated we cannot rely on volunteers. Jon Laughlin stated 'I am a volunteer' 'I am getting older' 'I am getting slower' and I am

turning over as much as possible to the staff. Motion passed with John Montgomery and Nancy Willson opposing.

Agenda Item #16.03.13 Karen Schlichte moved and Nancy Willson seconded to approve improving the pool area for a cost not to exceed \$2,500. Jennifer Myers requested we include the money to replace the storage shed. Karen Schlichte move to amend the motion to \$2,700 with Nancy Willson second. It was recommended to change the pool deck to color gray; remove grass on the North side of pool and replace with landscape rock or artificial turf; and replace scalloped border. Kay Earnest said gray paint is too hot to walk on in the summer. Ken Dahle said if you want a cool deck not to paint it. Traci Dahle said we are not using the right product. It was recommended we table this motion and get a consultant/engineer in to recommend what needs to be done to the decking. Gene Clipperton moved to table the motion and John Montgomery seconded. Motion to table passed unanimously.

Agenda Item #16.03.14 Karen Schlichte moved and Gene Clipperton seconded to approve purchase of verticut reels for the John Deere equipment that we now have at a cost not to exceed \$7,200. Brian Graham said the verticut reels remove thatch and will be used 2-3 times a week at first then once a week year around. Karen stated in our budget this unit was \$5,000 but because the budget process begins in April and was quoted as \$5,000, months later it is now \$7,200. Motion passed unanimously.

Agenda Item #16.03.156 Gene Clipperton moved and Leo McMann seconded to approve hiring a weekend janitor to clean the clubhouse. Karen Schlichte said it is needed due to amount of use on the weekends. Kay Earnest stated Sunday mornings the bathrooms are disgusting. Traci Dahle wanted to know what the maintenance employee does on weekends. Jennifer stated the maintenance person cleans the pool and does basic maintenance. Jennifer said a resident could fill this position.

Director's Comments:

John Montgomery stated we have residents using the dog park and they are not cleaning up after their dog. He encouraged everyone to be responsible for your pets.

Nancy Willson stated we have three Board of Directors (Ed McKeon, Gene Clipperton, Karen Schlichte) terms expiring next year and encouraged residents to consider running for the board.

Karen Schlichte - It's that time of year again when residents start to return to their summer homes. It's a sad time for me. So I say goodbye and I wish you all safe travels and hope we will all be together again next season.

The Task Force Workshop continues working on the general rules this Tuesday afternoon, and every Tuesday until sometime in April. If you have any concerns about these rules please feel free to contact any of the Governing Documents committee members so they can bring your comments to the attention of the task force. It's a slow process but hopefully some good will come of the work that is being put into this project.

Executive Session:

Adjourned to Executive session at 10:32.

Adjournment:

Karen Schlichte moved and Gene Clipperton seconded, to adjourn the meeting at 11:38 AM. The meeting was adjourned.

Minutes attested to and respectfully submitted by:

Leo McMann, Association Secretary.