

## January 26, 2022 Board Meeting Minutes

Meeting called to order by President, Kevin Monsma at 7:04pm.

Directors attending (via ZOOM only)

Kevin Monsma, Rose Smith, Jeremy Sundby, Dominique Smith.

Jeremy Sundby-motion to approve agenda, second-Dominique Smith, motion passed.

### Previous Meeting Minutes Approval

Dominique Smith-motion to approve previous meeting minutes from November 18, 2021 and December 6, 2021, second-Rose Smith, all in favor, motion passed.

### Director Reports

Finance-Rose Smith-not much to report for finance, estimate for December 2021 carry over is currently \$19,000.

### Greenbelt

Dominique Smith- We hope to finish the 100-foot defensible space clearing in the spring and also address much of the damage to greenbelt trees from the storm in December. A-Team has lost one of his crews which delays his time available. We are cutting, stacking and tagging wood that is available for firewood to give away.

### Recreation

Jeremy Sundby- The pool is scheduled to begin demo on February 14, we will be working with Atlantic Pools and Diamond Concrete to coordinate.

### Fire Safe Council

Sherry Hawk-There is a meeting for the board regarding grant awards from USDA and others.

### Quick Books Project Update

Carol Steinbrecher-We are currently accepting payments via credit card and debit card thru Square, most recent check was 76 transactions, approx. \$27,000 deposited.

Kevin Monsma-on behalf of the board we appreciate your help and guidance and helping Rose and Karen with the upgrades and transitions.

### New Business

1-GRF no longer will accept cash payments-best practice to avoid any liability. We now have a check reader to reduce trips to the bank to make deposits.

Rose Smith-motion to approve policy to no longer accept cash payments, second-Jeremy Sundby, discussion-none, all in favor, motion passed.

2-Same day checks-requested by vendors, will no longer be an option, create GR policy stating upon receipt of invoice, check issued within 3 business days.

Jeremy Sundby-motion to approve above policy, second-Rose Smith, discussion-none, all in favor, motion passed.

Payroll-all employees must provide checking account for direct deposit paychecks.

Dominique Smith-motion to approve direct deposit for all employees, second- Jeremy Sundby, discussion, to be delayed until payroll modifications are implemented, all in favor, motion passed.

#### Bookkeeping Proposals

Carol Steinbrecher-GR posted notice in newsletter, on Facebook, emailed all GR members and have received only one local proposal to date, and one person on line in AZ for \$1100/mo. The local person has offered to help set up Quick Books updates and payroll, GR will interview with the board for final decision in the next few weeks and re-visit in 60 days to finalize.

Rose Smith-motion to approve using our local person, In March settle on permanent, second-Dominique Smith, discussion, Jeremy Sundby-added pending board interview, all in favor, motion passed.

#### CPA proposals

Carol & Steve Steinbrecher- looking for referrals in El Dorado County, will move to Sacramento. Most responses were-no one wants to work with HOA due to strict regulations and pricing for CA required peer reviews. We are still working with Roberts CPA, will add to February agenda.

#### Communication from GR OPT IN-OPT OUT

GR can email newsletters and dues statements; some notices must be mailed via US mail-ballots for elections and annual budget letter. We will continue to ask members to opt for email to save postage costs and time.

#### PA System bids

Colleen Ferrari-submitted bids and shared with board, recommend the system that includes microphone and 1 year warranty, just need a microphone stand that can be purchased separately, cost \$379 plus tax.

Jeremy Sundby-motion to approve PA system purchase under \$400, second-Dominique Smith, discussion-none, all in favor, motion passed.

#### Snow Blower

Dominique Smith- we have the opportunity to purchase a used blower that works great, 9HP with extra parts for \$170.00. That will last 2 years before we need to purchase a new one (approx. (\$1500) while we can still get gas motors before regs change in 2024.

Jeremy Sundby-motion to purchase used snow blower for \$170, second-Dominique Smith, all in favor, motion passes.

I also want to purchase for grounds keeping a walk behind mower with a trimmer blade that I will get quotes for the Feb. meeting.

Jeremy Sundby-motion to approve Steve & Carol Steinbrecher to manage and update website, Rose Smith-second, all in favor, motion passed.

#### Change Order for Pool Remodel

Jeremy Sundby-I have asked for opinions of contractors and engineers for the option of also converting our small pool to salt water at the same time we are converting the large pool system. It is more efficient, less money spent on chlorine, which we faced shortages last year.

Jeremy Sundby-motion to approve conversion of small pool to salt water system, second-Rose Smith, discussion:

Maryann Campbell asked if any surveys of members was done, did not see anything from Survey Monkey-she preferred keeping the small pool chlorine.

Argument made for cleaner, water chemical improved, cost and availability of chlorine, difficulty getting deliveries.

Cost for change is \$2820 to change filters and convert system to DE.

Rich Burman- what is the cost saving? Can you install an outdoor shower to rinse off salt?

GR will research shower options

2<sup>nd</sup> Change Order-Option to stamp concrete and coping- will last for generations, broom brush finish can create sharp edges, stamping adds texture for safety, looks nicer. Cost is \$25,000.

Jeremy Sundby-motion to approve concrete stamping, question-Dominique Smith-do we have the money?

Jeremy Sundby-licensed contractor and engineer, Brandon Miller recommends stamping, broom brush looks like a sidewalk, we can afford it. GR can choose color and stamp design. Discussion of color choice-darker is hotter, repairs may not match, coping edge.

Jeremy Sundby-motion to approve stamped concrete deck, second-Dominique, all in favor, motion passed.

#### Septic Tank Update

Bob Schoggins-the large tank was located, dug up with excavator rented from True Value, roots in the wet side not too bad, pumping to be scheduled, GR will purchase risers and back fill.

Option of A-Team equipment use to save money. GR will abandon smaller septic tank under pool deck. Contact Carnett for septic pumping, purchase risers at Sweet Septic, Bob will pick up and install.

2021 Carryover to Greenbelt-tabled.

#### Open Forum

Jeremy Sundby- I would like to add to the February agenda to increase GRF fees to \$1,000 for the POA packet fees for new buyers.

Joan Fuquay- can members get copies of the meeting handouts for ZOOM option?

Kevin Monsma-I will look into an option to provide docs.

Meeting adjourned 8:50pm