

November 30, 2023, Board Meeting Minutes

Meeting to called to order @ 6:00pm by President, Jack Mermod. Directors present: Jack Mermod, Bill Simonson, Mark Weiner, Leah Van Meter, Chris Soule.

Previous Meeting Minutes Approval

Jack Mermod- moon to strike comment under Open Forum, second- Bill Simonson, all in favor.

Director Reports

Finance-Mark Weiner- Our 2022 Tax Return was filed by the due date, it was prepared by Roberts Account, GR filed form 1120H-taxable interest – HOA IRS code. Waing for the 2022 Year End Report.

Greenbelt

Chris Soule-We finished four sections of Greenbelt clearing, C-2, C-3, C-4, and C-7.

We are waiting for another quote for a large oak, one came in at \$1200-1500, one at \$3800.

Recreation

Leah Van Meter-We are almost finished with the winterizing process, we hired a pool service contractor with a cap of \$1500.

Pests were discovered in the pool pump room, which could possibly be termites, we are in the process of getting several quotes for treatment, and we will also have the Lodge inspected.

Fire Safe Council

Sherry Hawk- There is a possibility that there may be more grant funds available from the county-Mark Egbert and RSDA.

Book Club

Mark Weiner-We have a group of 3-5 dedicated members. The next book is The Covenant of Water, Author Abraham Verghese. It is recommended by Oprah Book Club, 700 pages, we will meet in the evening, in late January to allow more me to read.

Open Forum

An open forum was held, where members were given an opportunity to address the Board.

New Business

Jack Mermod-move CC&R agenda item to top of New Business

I propose we make 2 changes to the CC&R Dra that was mailed out for member vote.

1-Arcle 5, page 15, second D-correct the typo, to remove trees 48” high, member needs approval from the board, change to trees 10” in diameter need approval, the same as current CC&R’s.

2-Arcle 8.1, page 18-regarding BBQ's not allowed on a combustibile balcony, this was copied from fire code, which is the county's jurisdiction, not Gold Ridge. I would like to remove it and remain silent on BBQ restrictions.

Only these 2 changes to be submitted to revise the previous draft and send it to the attorney to revise for another vote.

Jack Mermod-moon to submit Dra document to attorney with these 2 changes, create the Final Dra to mail to members for a vote.

Discussion among board members regarding decision to re-submit CC&R document for member vote.

Bill Simonson- second moon, all in favor:

Jack Mermod-aye, Bill Simonson-aye, Mark Weiner-nay, Leah Van Meter-nay, Chris Soule-aye, moon passed.

Annual Policy Statement

Mark Weiner-according to Davis Sterling requirements, GR must adopt a policy each year and post it and include it in the December newsletter to be sent to all members.

Mark Weiner-Moon to approve the Annual Policy, second- Leah Van Meter, all in favor, moon passed.

Browning Reserve Items

Leah Van Meter-Reserve items reviewed for 2024.

*Reseal tennis court and walkways-can be moved to 2025.

*Add another exit gate to pool fencing-2025

*Pool Cabana-remove kitchen items: non-working refrigerator, cooktop, remove stove.

*Add security cameras and lighting, moon light, mats under exercise equipment.

* Determine water shut off in pool bathrooms in winter.

* Geng 3 quotes for termite inspections.

Wood Requests-Greenbelt

Table until the next meeting.

Meeting Adjourned 7:51pm