

April 24, 2024 GRF BOD Meeting Minutes

Meeting called to order by President, Jack Mermod at 6:03pm. Directors attending: Jack Mermod, Mark Weiner, Bill Simonson, Chris Soule via ZOOM.

Previous Meeting Minutes approval

April 16 Special Board Meeting-CC&Rs and
March 20, 2024 Board Meeting minutes- both
Jack Mermod-motion to approve, second- Bill Simonson, all in favor: Jack Mermod-aye, Bill Simonson-aye, Mark Weiner-aye, Chris Soule-aye, both meeting minutes approved.

Director Reports

President- Jack Mermod-General Announcement regarding the Board of Directors Election, Bill Simonson and Joan Fuquay put in letters of interest to run for the open positions, There are two positions to fill, GR received 2 applicants, therefore there will be no election required, the two candidates will be appointed due to acclamation on July 13th.

GR will send notice to members regarding election results.

Finance-Mark Weiner-We hope to save approximately \$2,500 for the election not needed. Workers Comp Insurance annual renewal was also less than budgeted by \$600. I propose we do not make any revised budget adjustments; it changes throughout the year. Everything is on track with the bookkeeper and reports.

Greenbelt

Chris Soule-We recently cut down 7 large trees in the disc golf area and one other greenbelt tree. There is wood available for members moved to Jade Ct. The next greenbelt clearing is planned for areas C-16, C-17, and C-12 is scheduled to be done in May.

Recreation

Jack Mermod-Delay in getting chemicals for startup we have added to both pools, getting clearer and will continue to scrub. We are looking for a pool service for chemicals.

Pool attendants we will hire 3 and have more applicants if needed.

Fire Safe Council Meeting

Chris Soule-summary-Reflective signs for your lot are available, emergency radio information, the upcoming change to defensible space 0-5-foot regulation around your house.

June 1st Dumpster Day- need volunteers.

USDA grant funding-may have more funds available-TBD.

Sherry Hawk is leaving June 30th, if no one takes over, we will loose the Fire Safe Council and the Firewise Community rating that discounts homeowners' insurance.

Open Forum

Topic- postage required for CC&R Election, upcoming increase in July.

Book Club Update

Mark Weiner- the next meeting is May 10th; the book is The Women by Kristin Hannah.

Before moving to business, I would like to pre-empt, when bringing a motion for vote, the person whose item it was will briefly explain it before making motion, make the motion and call for a second, then move forward to discussion, then lastly vote, all in favor, go one at a time for vote.

Updated Collection Policy

Mark Weiner-Last month we circulated an updated policy, sent out March 22, 2024 for 30-day review/feedback, no response.

Mark Weiner-motion to adopt collection policy, sent out to members March 22nd, second-Bill Simonson, discussion, vote- all in favor, all directors voted aye, motion passed.

Board Policy-Attorney contact.

Mark Weiner-last month I proposed we adopt a formal policy that when a board member contacts the attorney the board as a whole would consider that matter. Over the last 30 days we had to approve incurring expenses, and the president has put this agreement into practice to contact the entire board, and has put the practice in place, I think we will not need a formal policy. I move to strike this from the agenda and will not need any further action, second-Bill Simonson, discussion, Vote: all directors voted aye- motion passes.

Budget Adjustment

Mark Weiner-Our current CC&Rs allow updating budget throughout the year. We did it once this year to correct a math error of \$475. There is too much change throughout the year, I do not think we need to continue to adjust. I move to strike from the agenda and take no action at this time, second, Bill Simonson, discussion, all directors voted aye, motion passes.

New Business

Jack Mermod-Pool Opening Party-May 25th, opening day, 12-3:00, we did this last year, I would like to continue the tradition, potluck style keeping GR cost low.

Mark- We have \$1000 budgeted for member social events for 2024.

Jack Mermod-motion to approve pool party May 25th, with budget of approximately \$200, second-Bill Simonson, discussion, all in favor- all directors voted aye, motion passed.

Jack Mermod-Pool Signs-this was previously on the agenda for last season and approved, but did not get completed, we are following up and finalizing the quotes, and we have revised our pool rules. We have quotes for metal and vinyl, need one sign for each pool, we are required to post per CA law and civil codes. 24" x 48 ", wording according to GR attorney.

Jack Mermod-motion to approve the metal option, second, Bill Simonson, discussion, vote: all directors voted aye, motion passed.

Pool Chemical Vendors

Jack Mermod- We previously used George's Pool Service, did an excellent job but is unable to continue this year due to family circumstances and we need to find another vendor. I have been looking for a vendor, we had an emergency meeting to approve one time purchase chemicals from All Weather Pools for start up chemicals and are good for about 3 weeks. Pool Place and Gregg's Pool /works- both retail stores where GR would purchase and deliver to GR. Delivery fees are \$300. CA pool Worx did our pool winterizing, but no regular routes to deliver regularly. Gregg's is the least expensive, we can use GR employees and myself to pick up bulk orders to avoid high delivery costs. Jack Mermod-motion for the board to select Gregg's Pool Works as our pool chemical vendor, with no need for board approval within budget confinements, second, discussion, vote, all directors voted aye, motion passes.

Annual Membership Survey

Mark Weiner-our new Bylaws adopted last August require this, within 30-90 days before the end of the fiscal year, the board must solicit feedback from members. Start planning, 10 questions or less, electronic questionnaire, survey monkey, or google forms.

Carol Steinbrecher- you create surveys and send link to members to be used only once per email address. You can also add paper copies for those that prefer that option. We can add it to the newsletter.

Jack Mermod- used member event fund to offer a gift card to encourage participation.

Annual Walk Thru

Mark Weiner-required by new Bylaws, the board will walk through all property-common areas and recreation areas, greenbelts, must document and evaluate and create lists of what attention is needed. I was thinking of breaking it up into 3 dates, 2-3-hour periods. Lodge, disc golf course, pools, tennis court can be done in 1 hour. Greenbelt-over 200 acres. The intent is to put accountability on the board to be aware of conditions.

First Walk thru tentatively scheduled on Saturday, May 11, 9:00am-11:00am.

Schedule as Executive Session when 3 or more directors meet.

Mark Weiner-move to adjourn, second-Bill Simonson, all approved, adjourned at 7:14pm