

September 28, 2022 GRF Board Meeting Minutes

Meeting called to order by President, Dr. Jeremy Sundby at 5:05pm. Directors present: Dr. Jeremy Sundby, Rose Smith, Marie Zandona-Harger, Robyn Swift, Dominique Smith.

Previous Meeting Minutes Approval

August 17, 2022 Board Meeting Minutes and
September 13, 2022-Emergency Board Meeting – Pool Addendum Minutes both approved.

Director Reports

Finance-Robyn Swift-see reports thru August 31, 2022.

CC&R

Marie Zandona-Harger-Notice to new members regarding bear activity and trash problem. Please put cans away, do not leave them at the street, strap cans if possible.

We have sent notice to some members regarding parking on the roads that can cause traffic hazards.

Parking signs-tabled

Recreation

Rose Smith-Pool update, Phase 1 of concrete work has begun today, they are grading to prep for forms, next will be plaster, then fill.

Phase 2-small pool equipment cannot be installed until big pool completion per EDC inspector, we will change the filter system from DE-original plan to sand filters. The county inspector also suggests adding another pump for secondary safety precaution.

Greenbelt

Dominique Smith-The Fire Safe grants are finally gearing up to start, our contractor, Joe Garrett will be clearing 108 acres, which should get all greenbelt areas done.

We have a second Grant, Stevens grant that will do 56 acres, completely free with no match from GR required. They have changed requirements to increase tree size up to 12 inch and under to be removed.

Area C-1 – in around Mercury -12 acres

Area C-5- steep areas

C-4-behind Onyx

C 2,3,4,7,15,16,17,19 should all be done.

C-13-14 not done with Stevens grant should be done next year.

10 acres behind Gold Ridge for fire break will also be completed.

New Business

Dr. Jeremy Sundby-Election Rule Adoption-Dr. Sundby-The draft was mailed to all members for review.

We must first adopt Election Rules before we move forward with CC&R & Bylaws updates.

Rose Smith-motion to approve, second-Zandona-Harger, discussion, we received only one comment from a member regarding nomination, all in favor, motion passed, adopted 9/28/22.

We now wait for 90 days before we can move to adopting updated CC&R's and Bylaws.

Metal Detector

Dominique Smith-We need a good quality detector to locate property pins for greenbelts. We have spent at times up to 2 hours searching for property markers. I will research, will stay within \$600-800 range.

Dominique Smith-Motion to approve \$800 to purchase metal detector for greenbelt, second-Rose Smith, all in favor.

Gym

Rose Smith-We have discussed the previous location of upstairs in the Lodge and have reconsidered relocating due to the stairs and limit due to fire escape route, only one way in/out stairwell which limits access. We propose moving it to the cabana, members will have FOB entry and research adding code entry to doors. We will have users sign waivers to use at their own risk, no employees monitoring.

Rose Smith-Motion to approve, second-Marie Zandona-Harger, motion passed.

Questions raised: open all year? Access during snow conditions? Carpet, liability, security cameras?

Small Pool Equipment

Rose Smith-We will change from DE filters to sand filters, they were removed from the contract, extra pump will cost \$1700 to releases suction if drain is blocked as a safety precaution. The small pool intellichem equipment has not worked for years, we will replace it. Grounds/maintenance staff is currently maintaining the small pool.

Credits were issued on change orders.

Rose Smith-motion to move forward getting full quote including labor costs, second-Marie Zandona-Harger, vote-Rose-aye, Jeremy-aye, Marie-aye, Nay- Dominique, Nay-Robyn, motion passed.

Escrow Fee Policy Update

FOB key deposit, effective January 1, will become a fee, \$75 non-refundable, purchase, replacement fee \$20 per member.

Escrow fee increase for property sale:

Transfer fee	\$400
Document fee	\$250
Statement fee	\$250
Convenience	\$ 25
Key Fob	\$75

The fee increase will be effective 9/28/22 with the exception of current pending escrows that will not will not be charged increases. Escrow demands received after 9/28/22 will be subject to the increased fees.

Rose Smith-motion to approve, second-Marie Zandona-Harger, all in favor: Rose-aye, Marie-aye, Robyn-aye, Jeremy-aye,
Dominique-nay, motion passed.

Alarm upgrade

Robyn Swift-New monthly fee will be \$99, will replace existing contract, change access to cell phones, we can eliminate a phone line and decrease current bill.

Robyn Smith-Motion to approve, second-Dominique, discussion: we need security camera upgrade also, vote- all in favor, motion approved.

We will also look at wi-fi, ethernet requirements and push button locks.

Reserve Update

Robyn Swift-Reserve study workbook has been submitted to Browning Reserves, we are waiting for first draft. GR committees have collected information from local contractors to get experts opinions on status of useful life to submit data to board.

October meeting will include approving 2023 budget and reserves.

Robyn Swift--motion for approval for BOD to gather information on assets to present to the board, approved.

Rose Smith-motion to move Bocce Ball court expenses to reserves, no second, motion shelved. Cost not more than \$1,000, keep in operation.

Rose Smith-motion to separate reserve expenses from operating.

Robyn Swift-there are some corrections to be made regarding the pool portions of the reports, they will be corrected in September reports. We currently have a report separated by Fund.

Discussion of pool remodel details with members.

Rose Smith-Motion to post on website reports posted online change to Balance sheet and by fund, second-Marie, all in favor: Jeremy aye, Rose-aye, Marie-aye, Robyn-nay, Dominique-nay, motion passed.

Rose Smith-Change reports posted on the website that have negative bottom line balance, which is misleading, motion to approve, Jeremy-aye, Marie-aye, Rose-aye, Robyn-nay, Dominique-nay, motion passed.

Meeting adjourned 7:42pm.