

Gold Ridge Forest Property Owners Association – Executive Session May 11, 2024

Attendees: Jack Mermod, Chris Soule, Mark Weiner

The meeting began at 9:00 am outside the lodge. The purpose of the meeting is to do a walk-through of the Common Area/Recreation Area for the purpose of satisfying Bylaw Article 11.4. The bylaws provide the board is to inspect for outstanding maintenance issues and develop an action plan to address such items. The board notes the following:

At the lodge, the storage room ceiling has apparent leaks. Not clear what is the status of pest control inspection on the lodge building.

Behind the lodge, the wood pile is improving from the recent work of Sean and Jack. There was a light on in the back parking lot that should not be on during the day time.

In the shed in front of the lodge, the Polaris tires are running low. The snowblower has died and we need a new one.

The playground is in good shape.

The shuffleboard courts need to be refurbished.

At the large pool, the fence adjacent to the tool shed needs repair at the ground level. The work performed by Bob and Mike on the big bench between the pool is progressing well.

Leaning and pencil trees are ripe for removal in the area around the lodge.

Insulation in the tool shed is badly deteriorating and should be remedied. The tool shed is being cleaned out. It could become a storage space for a small tractor as is being considered.

The halogen lights throughout the common area are ripe for update to LED.

Carpenter ants detected on the outside of the pool cabana on big pool side. Status of professional pest inspection is not clear. In the cabana gym, electrical work is needed so as to independently turn off lights. The cabana kitchen appears obsolete and consider removing it all. The first aid kit in the cabana needs refreshing.

The showers have paint deterioration, but are ok for a while longer.

Outside the bathrooms, the electrical box over the land line phone needs a cover.

In the pool chemical room, the wood pillars could be removed and remediate the structure. PPE supplies should be refreshed.

Bocce Ball court needs letters on its wooden sign.

At the tennis courts, repair of cracks is advisable. There are at least 7 large trees surrounding the courts that overhang and cause problems like needles and sap. Consider removing.