

October 28, 2020 GRF Board Meeting Minutes

Meeting called to order by President, Joan Fuquay at 7:00pm, directors present: Joan Fuquay, Kevin Monsma, Marie Zandona-Harger, Kevin Monsma.

September 23, 2020 Meeting Minutes approved.

Our October meeting is focused on budget each year. Reviewed budget vs actual YTD.

Compliance Committee report- 2 properties referred to attorney for formal demand letter.

Lodge Rentals

EDC still in Orange, looking at state and county health guidelines regarding gatherings still discourage meeting inside, continue not renting until the end of the year, re-visit in January.

Budget A, B, C worksheet samples reviewed noting changes.

Worksheets show income for year at different increase rates, assuming all income received, there will be reductions in collection.

Expenses-\$115,000

Employee – wages worker comp, payroll tax, etc.\$96,000

Greenbelt-fuel modifications/ hazard trees

Recreation-pools, chemicals, keys, (tennis court reseal not in this budget, in reserves.)

Worksheets include employee wages, increased due to minimum wage increase again next year and the year after. Options of hiring part time office assistant at \$9,000/year.

The BOD has discretion to increase dues up to 20% per CC&R's.

All options discussed.

Joan Fuquay-I would like to have a full board present when approving the budget. All Directors agreed Option A looks best at the moment.

Reserve worksheets reviewed. Projects for 2021 discussed for pool decking, ADA ramp, need for engineered plans and permits submitted to EDC.

Recreation lights replaced by LED lights with sensors rather than timers.

Security cameras with monitoring.

Swings and tot lot upgrades, re-do fiber fill and re-grade, re-locate some structures.

The board authorized money coming out of reserves for the good neighbor clearing.

Fire Safe Council request to access to GR member email list. Add to welcome packet for new owners.

Joan I would like to meet with the other management company and plan a special board meeting for all board members to attend. Meeting scheduled for Monday, November 2, at 6:00pm.

Bylaws-tabled.

Meeting schedule for November changed to the third Wednesday, November 18th at 7:00pm, due to Thanksgiving Holiday.

December meeting moved to Wednesday; December 16th due to Christmas Holiday.

Meeting adjourned.