

**GARDEN GROVE CLUB, INC.**  
**Monday, April 17, 2023 @ 4:00 PM**  
**Board of Directors Meeting - MINUTES**

**I Pledge of Allegiance**

**II Roll Call** - All Board Members were in attendance: Rita Bilheimer, Marcia Collins, Dave Parrillo, Ted Riddle and Mary Lou Rush, along with Amy Cavasinni, Community Manager. There were approximately 65 owners in attendance.

**III Minutes – Board of Directors Meeting of March 23, 2023** - Motion was made to accept the Minutes from March 23, 2023 as presented. Motion was second and passed unanimously.

**IV Management items - Amy Cavasinni**

**A) Maint/Mgmt project list 2023** – Current & pending projects were discussed: Stone pathway projects to be completed within the week, club & wood shop roof tops to be painted in May, new club stair-set built on east side & 2 handrails will be added. Problem with irrigation well at E&F blocks due to draught conditions, will be treated & flushed, no irrig is possible in those areas until work is completed.

**B) General items** – Seasonal owners were reminded to take all exterior furniture & items in prior to vacating for the summer.

**V Financial Items – Ted Riddle**

**A) Financial Overview** - Total funds as of 02/28/23 - Operating: City National \$105,490.82; FVC Capital \$28,756.43; City National Capital \$1,117.42. Reserve funds: Pacific Western MM \$36,086.38; City National MM \$10,174.51; Enterprise B&T MM \$248,908.11; Webster Bank MM \$237,344.86. Total Reserve funds as of 02/28/23 \$532,513.86. Total Operating & Reserves \$667,878.53.

**B) CD's Morgan Stanley** – 2 CD's each 1 year \$150,000. – **Motion was made to instruct the Finance Department at FirstService Residential to transfer reserve funds into two (2) C.D.'s at Mogan Stanley in the amount of \$150,000.00 each for 1yr terms. Motion was seconded and passed unanimously.** Expected rate quoted 5%.

**C) Bank foreclosure 1800 Tamarind** – Foreclosure Sale is scheduled for May 1 at 10AM online. The website information is posted for anyone wishing to bid the auction. The bank will bid its judgement on excess of \$275,000. Garden Grove has a lien on the property for unpaid fees and is in second position after the bank.

**VI Board Report - Mary Lou Rush**

**A) Board Goals – 2023** – Board has gathered with several committees for their recommendations and has compiled their goals direction for 2023, which includes discussion on the following:

**1. Increasing Capital Contribution**

**2. Increasing fines through Violation Hearing Committee**

**3. Patio screen enclosures** – BOD will ask the AAC to review & set up the necessary guidelines for potential installations. This will require a vote of the membership to change the current ruling restricting screening.

**B) Well repair E&F block** – Treasure Coast Well Drilling – **Motion was made to accept the estimate of \$600. from Treasure Coast Well Drilling for the necessary repairs to the irrigation wells located at E & F blocks. Motion was second and passed unanimously.**

**C) Guidelines & Rules revisions** – Board will gather with both the Rules & AAC Committees for their input on Guidelines and Rules update.

**D) Other** – None reported

**VII Committee Reports**

- **AAC** – 6 members attended last meeting; 4 requests approved with one requiring additional information.

- **Social Club** – Reported on upcoming events.

- **Stormwater Management Committee** – New member: George Haming. Committee met with 2 contractors to address 6 areas of concern at retention pond shoreline & swales. Expecting estimates from one contractor on 5 of the 6 areas, stating that the 6<sup>th</sup> location is not accessible.

- **Grounds Committee** – New committee to meet on 4/26.

Jay Schoff & Judy Kemp Co-Chairs – Members: Barbara Balmer, Betsy Champlin, Carole Coe, Susan Lauraine, Sue Peterson.

## **VIII Owner Comments**

## **IX Meeting Dates - Board Workshop 5/18/23 and Board Meeting 5/25/23**

## **X Adjournment – Meeting was adjourned at 11:15.**

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### **Town Hall Meeting was held immediately following.**

**Purpose: To allow owners to discuss the upcoming proposed amendment vote to allow trucks to be parked in owner's driveways.**

The owners in attendance were broken up into 9 discussion groups, with one participant of each group designated as speaker. They were given 4 questions to be discussed in each group and the speaker from each table highlighted the topics discussed.

The questions were:

1. What other limitations would you wish had been included?
2. What are the positive aspects of the proposed amendment as written?
3. What are the possible consequences of the proposed amendment?
4. What questions about the proposed amendment still remain for you?

The Board explained that the limitations for this proposed amendment vote would only include those that were included in the owner original Petition. Explaining that the Board does not have the authority to change or alter the original wording. Therefore, the other limitations that were brought up by the discussion groups would not be included in this vote.

At the close of the Town Hall, refreshments were served allowing the owners to discuss the proposed amendment further with one another.

*Respectfully submitted,*

*Amy Cavasinni, Community Association Manager*