



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, March 28, 2018, 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Georganeat 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 13 members/homeowners and five (5) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)		X
Jack Bourquin (Secretary)	X	
Brad Richards (Treasurer)	X	
Jim Riechers	X	
Bruce Garnett		X
Chris Christensen	X	

2. OPEN FORUM

[Homeowners' opportunity to present factual, objective concerns to the Board. Limited to three (3) minutes.]

No one utilized the Open Forum.

3. SECRETARY'S REPORT

[Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

February Minutes were read by MaryAnn Jackson.

A motion was made and seconded to accept the Secretary's Report. The Board vote indicated unanimous acceptance.

4. TREASURER'S REPORT

[Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact him through the Office.]

Brad Richards reported:

Balances:

As of	February 28, 2018
Checking Account	\$178,226
Money Market Reserve Account	\$74,152
Replacement Reserve Account	\$182,445
Total Cash Assets	\$436,965
Fixed Assets	\$20,859
Total Assets	\$457,824
Total Liabilities	\$1,234



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Past due accounts: As of 3/28/18, there are 7 total accounts showing up past due for total of \$2,318. Six(6) of these are on payment plans and paying, one (1) is an empty lot assessment. Late fees have been assessed.

Villager of the Year: 2 nominations were received. Results will be announced at the April 25th Board meeting.

Brad reported that this will be his final year on the Board. He has served 6 years.

A motion was made and seconded to accept the Treasurer's Report. The Board vote indicated unanimous acceptance.

4. PRESIDENT'S REPORT

- President Georganne Rodgers-Garn reported.
 - Bocce Ball court has been asked for. The Resident asking for the Bocce Ball will bring in more specific information for the Board.
 - Parking Rule Change. Tony Gleadhill has defined the rules better so they are more understandable. These will be posted on the Website and on the bulletin board here at the Rec Center.
 - Springpointe HOA. There have been some violations of the Easement Agreement. She has spoken with their Board President. We will possibly be billing them for replacement of trees, vegetation and rock.
 - Republic Services trucks have been going into the Cul de Sacs to pick up the recyclables. She spoke with Republic office, they now have a case number about this and should no longer be entering.
- Vice President
 - There was no Vice President report. Deb Kenyon was absent due to illness.

6. STANDING/AD HOC COMMITTEE REPORTS

- a. Architectural Committee: Bruce Garnett was absent. Georganne read his report.
 - 27 Arch requests have been submitted since the first of the year. 12 are done, 13 are in process and 1 is new.
- b. Compliance: Bruce Garnett was absent, Georganne read his report.
 - The underage residents and children should be moved out by April 1st.
 - Jack Bourquin reported he has 3 complaints that are being handled.
 - An RV parked in Cul de Sac #1 was discussed. It has been there several months, sometimes it has been parked on the street with a "For Sale" sign then moved back into the Cul de Sac.
- c. Common Area Landscaping: Jim Riechers reported.
 - Overgrown paths were re-trimmed and some drainage issues were corrected.



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- Thanked the Thursday Work Crew for all the cleanup they did at the Rec Center of the very overgrown trees and bushes behind and to the side of the buildings.

e. Rec Center Maintenance: Chris Christensen reported.

- Back gate is not totally fixed but does work better than it did. It was switched from and in swinging gate to an out swinging gate which puts it into County Compliance.
- Still seeking bids for the fence in front of the gas meter.
- Slab has been poured for the chemical storage building and hot water heater. Thank you to Al Bryant, Nick Lombardo and Ken Benz for their help with this. Will start assembling the Chemical storage shed with anticipated finish by April 25th.
- Projects in the works:
 - Lighting in the east parking lot.
 - Re-grout the men's shower – to be done in summer when less people are here
 - Re-paint the lounges & ceilings – also to be done in summer
 - Replace the glass sliding doors in the ramada area, wood beams have dry rot.
 - Re-paint the trim at the Rec Center – after the dry rotted beams are replaced.
 - Dry rot on the beams at entrance and fountain area. \$700 was allotted but so far 1 bid came in for \$1,680. Still seeking other bids. Will probably run around \$2,500.
 - Entrance driveway lights – existing ones are old and bad looking. Possibly could be lowered in height, lowered in wattage and brought up to code. Doing this would keep lights from bothering the neighbors in Valle Verde Townhomes but still give light to those walking.
 - Entrance lights at the main entrance off La Canada - looking at possibly taking out the 4 carriage lights on the walls and just leave the spotlights. This would be the least expense. To fix the carriage lights would cost approximately \$175 per light and done by Bruce & Mark with considerable man hours. The Board agreed to taking the carriage lights out and leaving the spot lights.
 - Pool lift chair - 4 options:
 - 2 from Leslie's Pool one weighted to 300 lbs for \$6,335 (this is more due to it being on wheels which could cause liability issues) and one weighted to 400 lbs for \$5,529 - neither of these bids includes installation.
 - 1 from AES, an Aqua Creek, which is weighted to 450lbs for \$5,644.93, which includes installation.
 - 1 from E-Konomy Pools for \$9,550.00.All of these are operated by the person using the lift.
Recommendation is to go with AES.

Discussion about the lift chair: Tony asked if GVR pool chairs were observed and if GVR was contacted. GVR would not return phone calls, so no, they were not contacted.

A motion was made to use AES for \$6,000.00. Board vote was unanimous.

- Masking tape was put on the Pickleball courts to aid in training. It was left on and when finally taken up, it left residue. The residue, with difficulty, was removed. The groups playing on the courts have been notified that any type of tape: masking,



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duct, electrical, etc., is not to be used on the court surfaces at any time. Chalk is the only acceptable marking substance and is available in the pickleball cabinet and at the shuffleboard courts.

8. OLD BUSINESS

- a. Security Cameras – Ken Benz reported the placing of conduit is coming along. He anticipates mid-April having wires pulled and cameras installed.
- b. Roads – Tony Gleadhill reported he went to the Roads and Arroyo meeting. There is still no start date for Rio Altar. Don Weaver stated everything is out for bids.
- c. Pot Holes – Jack Bourquin reported the pot holes on Rio Altar have been filled but some on Via Alamos are not yet finished.
- d. Jack also reported the paving or sealing in the Cul de Sacs will be done next year (2019).

9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date& Time: Wednesday, April 18, 2018, at 1 pm
- b. Next Board Meeting Date and Time: Wednesday April 25, 2018, at 1 pm.

A motion was made and seconded to adjourn at 1:45 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Jack Bourquin

typed by MaryAnn Jackson