

February 26 2014 BOD Meeting Minutes

Gold Ridge Forest POA

Meeting called to order at 7:02pm, directors in attendance: John Van Schoyck, Pat Schoggins, Tom Hilton. Karen Frame in Michigan for death in the family, Abe Arriola working in Elk Grove, could not get away.

Question from member (Dave Chick), regarding a dead tree near his house that was cut down and fell into or near the greenbelt that had beetles in it, what will happen to the wood?

John Van Schoyck- if you are interested in the wood you can fill out a form to request the wood.

Previous Meeting Minutes Approval

Tom Hilton-motion to approve meeting minutes from January 22nd, second, Pat Schoggins, vote: Schoggins-aye, Hilton-aye, Van Schoyck-aye, motion approved.

Director Reports

Financial-Pat Schoggins- reviewed budget vs. actual to date, minimal expenses early in the year.

Greenbelt

Tom Hilton- Jake has been stacking firewood in the woodshed behind lodge. I am having Ryan, who is a fireman, come in to burn the huge pile in the disc golf course.

CC&R

Pat Schoggins- reporting for Karen Frame, who is out of state due to a death in the family, Reviewed issues on Agate Ct., gave an update with 2 properties on Gold Ridge.

Architectural

Abe Arriola-absent

Recreation

Tom Hilton-we took delivery of the new pool lounge chairs; much better and sturdier than others. Nothing much going on with pools right now. I am going to fix the small leak on the solar line myself. There is a small leak in the big pool pump house. I got some quotes on filter cartridges for Pat. The current filters are in good shape and do not need to be replaced this season.

Pat-Two drinking fountains were vandalized, I checked on parts needed, Ferguson's had the best price, will get them and replace.

New Business

Pat Schoggins- As of Feb. 19th we are on title for 4112 Pearl Rd., we are third in line, and there is a first mortgage and a second mortgage, we 3rd in line. We could put it up for sale if it was worth enough to pay off the other lien holders, but I am positive it is not.

Once we receive the Trust Deed Upon Sale document will be sent to us, when I have it in my hand, we can change the locks changed, see the condition inside and secure it ourselves. It will cost \$65 for the trip charge and to open the doors and \$14 to change the lock and for any extra keys. I spoke to the association's attorney to make sure we are doing what is needed according to ALS, and he agreed with the instructions. The last thing is to get liability insurance. The bank requires homeowners insurance but all we need is liability coverage for \$200 per year. I want to call the attorney to ask if this is required and necessary due to being third in line. I will call Bank of America again when we have the document showing GRF on title.

Structural Engineer Report

Pat Schoggins-In 2015 we are looking at remodeling the kitchen and looking for ideas to make it more functional. We needed a structural engineer to advise on expanding kitchen and moving walls. She suggested any further design work and drawings should be done by a draftsman. I have a meeting set up with her next Thursday at 9:30am for anyone who would like to attend. Discussion of kitchen/lodge remodel options. Bathrooms are scheduled to be done in 2014.

Candidate Solicitation Notice

Announcement of Annual Membership Meeting Date, July 12, 2014, letters of interest to become a candidate for the board of director's election deadline is 5:00pm, May 13th.

Newsletter Topics

Lodge Remodel committee volunteers
Cleaning up lots and properties
Pool attendants and groundskeeper notice

Pat S.-I am getting 3 quotes to refinish the deck this year.

Open Forum

Maureen Rivers- I have a letter to read regarding issues on Agate Court, no names or addresses. Request the board to send a letter to CHP regarding dangerous driving in the court, also ask GRF's permission to put up signs for caution or slow down, children playing. Discussion of conditions and plans to contact CHP. Also; request to require members using tarps to only use clear, or brown or green, not the blue obtrusive color. Request to amend laundry drying outside rule to be reconsidered to be more environmentally responsible. Pat-suggestion for Concrete on Agate Court removal request- have your husband load it in his truck and move it to behind the pool shed to add to debris pile to be hauled to the dump by GRF.

Meeting adjourned 8:15pm.