

July 12, 2014

GRFPOA Annual Membership Meeting

Meeting Called to order by Vice President, Tom Hilton. Introductions of fellow directors, Pat Schoggins, Finance Director, and Karen Frame, CC&R Director.

First Order of Business is Election Results, ready in 5 minutes, in the meantime, any questions from members?

Bea Garner-Do we have to turn in a complaint form regarding cleaning greenbelt areas?

Tom H.-Turn in a request and contact the office with information and location.

Inspector of Elections, Kathy McCoy announced Board of Directors election results:

Dianna Feuerhelm	165 votes
Dianne Martin	167 votes
Kevin Coy	1 vote
Gina Coy	1 vote
Dan Christopherson	1 vote

Inspector suggests keeping ballots for 2 months, then returning to Gold Ridge. Contact the office.

Quorum requirement was 152 ballots.

Total members = 627, 16 members not in good standing were not sent ballots.

Bea Garner, question regarding newsletter and lodge remodeling. The bathroom remodeling is fine, what about the kitchen? Why we are spending money on something that is so bad, isn't millions of dollars? This was supposed to be a temporary building.

Tom-no.

Pat-no. We obviously cannot afford to tear down this building and rebuild, that idea went by the wayside a long time ago. I have plans for the kitchen to make it more efficient which is to take out this wall, (pointing to wall where pass thru is now located), taking out the center wall and bringing the wall from and make it one big square room. The appliances, oven, microwave and stove will still be on the wall where it is. We will take out the big industrial sink and put in a regular countertop sink and add a dishwasher and counter along the wall. This credenza is not built in, it can be moved over and a pass thru window will be on the now stage wall. There will be a 4 foot work counter where refrigerator is now. This is only in the planning stage, we have a drawing only, have not yet gotten any contractor quotes. We will follow the reserves budget for appliances. It is really the cabinets and countertops that will be added. We have had a structural engineer evaluate and give a report. This is all in the planning stage for 2015 reserves, nothing is set in stone.

The bathrooms, will widen both doors to make them ADA compliant, new vinyl floors, new sheetrock where needed, texturing the sheetrock, ADA sink, under mount with a small corian

countertop that is open underneath to allow a wheelchair underneath and space to turn. Gold Ridge is purchasing toilets, sinks countertops, flooring, doors trim; comes to about \$4,000. The labor for the contractor to widen the doorways, sheetrock, texture, door trim and labor is \$6,100 for both bathrooms.

We also got additional quotes for the lodge-replacing the paneling with sheetrock, replace the overhead lighting, new ceiling fan, lower to more effective, doors and trim and sills. The lodge area labor is \$5890. Additional purchases approximately \$2100.

A window replacement estimate was done a couple years ago, it was approximately \$20,000.

We will hold off on that for now, possibly replace lower windows first in phases.

New chairs will be ordered. These are the sample we ordered, they are very comfortable, the same as the community center purchased.

Question-Any grants available for any of this? for example the energy efficient windows?

Have you looked into solar panels for the roof here?

Pat- No, we will look into rebates from PG&E and cost of solar installation, it is very expensive, and our electric bill here is very low.

Member-On Topaz the brush is so overgrown you have to pull your car out so far to pull out.

Tom-We will look into clearing it.

Member-The Fire Safe Council meeting had discussion of clearing roadways and whose responsibility it is. DOT is responsible for 10 feet off the road side.

Pat-The DOT supervisor stated he only had 3 crews of 7 men each to cover from Kyburz to El Dorado Hills. They cannot do it all. It takes homeowners to do some of it.

Bea-A fire truck drove up onto Upper Topaz, they turned around and drove to the other side, they could not get through, and the trees need to be trimmed.

Meeting adjourned at 1:40pm.