

February 26, 2015 GRF BOD Meeting Minutes

Meeting called to order at 6:00pm by President, Carol Steinbrecher.

Welcome, if the audience has questions, we cannot talk about personal properties or CC&R violations, your neighbor. All those things will be handled through the CC&R process directed by Judi Brady.

Speaker forms are on the table, if you would like to talk about something that is not on the agenda, please fill it out and turn in to Steve Steinbrecher. At the end of the meeting you will have three minutes to state your case.

Directors in attendance: Carol Steinbrecher,-President, Pat Schoggins-Finance & Recreation, Dianna Feuerhelm-Secretary, Judi Brady-CC&R, Jim Smith-Greenbelt.

Karen Grabowski-Office Manager introduced.

Previous Meeting Minutes Approval

Pat Schoggins-motion to approve December 12, 2014 Special Board Meeting Minutes, second-Feuerhelm, all in favor: Smith-aye, Schoggins-aye, Feuerhelm-aye, motion passed.

Pat Schoggins -motion to approve January 22, 2015 GRF Executive Board Meeting Minutes, second-Feuerhelm, all in favor: Steinbrecher-aye, Schoggins-aye, Brady-aye, Feuerhelm-aye, Smith-aye, motion passed.

Dianna Feuerhelm-motion to approve January 22, 2015 GRF Board Meeting Minutes, second-Smith, all in favor: Feuerhelm-aye, Schoggins-aye, Steinbrecher-aye, motion passed.

Pat Schoggins- motion to approve October 23, 2014 Board Meeting Minutes, second-Smith, all in favor: Smith-aye, Schoggins-aye, other directors were absent or currently no longer on the board, motion passed.

Pat Schoggins-Motion to approve February 20, 2015 GRF Executive Board Meeting Minutes, Second-Brady, all in favor: Schoggins-aye, Brady-aye, Feuerhelm-aye, Smith-aye, motion passed.

Director/Committee Reports

Carol Steinbrecher-as the president, it is my mission and desire to get more people involved. I am sending emails to those people with email addresses on file to let you know what is going on. We also have a list, if you would like to be on the email list; please add your name and email address. If you are not receiving something from me now, I do not have your email address.

We understand there are those members that do not use email, we will continue to mail and post information on the website. We currently spend over \$240 on mailing quarterly, not including the copy costs and paper usage.

I am starting a Communications Committee, I could use your help, please sign up on the sheet if you are interested.

Judi Brady- the CC&R Committee has changed, it is not going to be a CC&R Committee, it is going to be a Policy Committee due to confidentiality, and we will be going over CC&R's and policies and look to update.

Carol-We have also redone the website, thanks to Steve Steinbrecher. It has been reorganized and the documents have been added online. It has lots of opportunities for further development. We plan to take pictures of the new lodge kitchen remodeling and put on the website. We have added lots of place holders and have researched other association's websites for information. If you see something that is not right, please send a note to the office to correct it.

Member question- Is it possible when you send emails to attach the agendas?

Carol-yes, that is the plan for the future, to email agendas and post on website.

Architecture

Carol Steinbrecher- The committee met and what we would like to do is take the architectural guidelines, where they are not completely buried in the CC&R's, and put them into a document we can post on the website for people to read and become more familiar. We will be working closely with the new policy committee to make those things available.

CC&Rs

Judi Brady- I am trying to catch up on some pending complaints when I came into the office. Someone suggested to me that if you and your neighbors can get together to clean up lots and by being neighborly with each other you can get someone to clean up a lot that would not otherwise. Talk to your neighbors first before calling because 9 times out of 10 I make one phone call and it is resolved. There are those that not respond, call me then. There are some elderly neighbors that cannot do the work that need help.

Member question regarding high grass and fire safety concern.

Carol Steinbrecher- I just sent a letter to our supervisor as well as the Department of Transportation, with pictures asking that they come out and do some road maintenance. We will see, I happen to be a believer in being the sticky wheel that keeps asking and asking.

Financial

Pat Schoggins- See the attached Finance/Recreation Director Reports, Finance Committee, Recreation Committee and reserve expense reports.

The lodge kitchen remodel will be complete and available for the first lodge rental on March 14th.

Greenbelt

Jim Smith –Steve Steinbrecher Greenbelt Committee Report- passed out: see attached
Jim-Eric Hill from Hilltop Tree Service has done the clearing in the pictures; he has done a great job. Quotes received for C-5 from Mike Franzen-\$16,500, Hilltop-\$9,800, Blue Mountain-\$8,000. Rugged terrain, some lots have easements of greenbelt that goes to the road or between houses. We are trying to get the county to do the roadside clearing, if we can't, we will have to figure out another way. GRF members or contractors need to clear the areas. Some property markers are not on the street, they can be 5-10 feet back from street. Request to add additional \$10,000 per quarter from operating budget for greenbelt clearing. Discussion of vendor's quotes and preference to use local contractors in El Dorado County. Member question-how long will it take to be done?

Jim-approximately 1-2 weeks if we use Hilltop, he has a full crew.

Judi Brady-motion to hire Hilltop for the greenbelt clearing for C-5, second-Feuerhelm, all in favor: Smith-aye, Brady-aye, Schoggins-aye, Feuerhelm-aye, motion passed.

Steve – we get together with our neighbors once a year and clean up the strip of greenbelt near our homes.

Member-What can be done if people do not clean their lots?

Carol-If there is a property with a house on it we can write a letter to the homeowner, if no response we can contact the fire department and the fire department will go after them.

If there is no house on a lot it is a different issue.

Recreation Report

Pat Schoggins-(see attached report) and Recreation Committee

The Recreation Committee is planning on hosting an Open House on Saturday, April 18th between 2:00-4:00 to invite all to see the lodge kitchen remodel. We will serve coffee, lemonade, cookies and treats. All Board members agreed on the date.

Carol-I will be using that as a recruitment to invite members to attend meetings.

Member question-when does the pool open?

Carol-Memorial Day weekend, Saturday, weather pending, and closes the week after Labor Day.

Old Business

Carol-Questions from last month's meeting to be addressed, Pat was absent and will address them now.

Permits

Pat-Here is a copy of the permit for the kitchen. Here is the permit for the bathrooms.

Updates for inspections of framing and wall installation are on here. Gas line and sheetrock also inspected. It is an ongoing process with one more inspection which will be the final.

And the Fire Marshal has to sign off on it and the plans as well; they are all here to review

Dues Funding Process

Pat-I know this was an emotional subject for a lot of people, over the past 5 years when the economy was so bad we did not increase the dues.

I will read the statement (see attached)

In 2014 the 5% increase of \$4.00 per quarter all went to fund reserves only, nothing toward operating costs. The 2015 dues increase of 5%, \$4.00 per quarter is all going toward operating costs.

Rentals to Non Members

Pat-This went back a couple years ago, Karen looked at previous meeting minutes; we raised the lodge rental fee and voted on April 24, 2013. Notice was sent to the membership in the June 2013 newsletter. Lodge rentals changed to members only was on the meeting agenda for March 26, 2014. There was no vote to approve it documented in those meeting minutes. There was no discussion or motion made. I talked to Sherry the office manager at Sierra Springs to find out what their policy was. They recently remodeled their kitchen. They only rent to members; however they do allow members to sponsor a non-member for a rental. The member is responsible for the rental agreement, the renter has to get a certificate of insurance for the day's event naming the HOA as additional insured, and the member has to be present at the event and responsible for the event. It is up the board, I suggest we talk to our insurance agent, we can re-visit the policy. We charge \$100 to members, which is the lowest of anywhere around, we charge \$100 security deposit. Let's say you have a non-member rent the facility and cause major damage, our recourse is to have the insurance policy in place.

Dianna-another issue is setting off the alarm, when a member gives the non-member the key and the alarm is set off, we often don't learn about it until months later when we get a notice or fine from the Sheriff's Dept.

Discussion of insurance, will contact agent.

Reserve Funding

Pat Schoggins-see page with projected reserve expenses date January 22, 2015.

We need to vote on paving quote tonight.

Possibly have our grounds person apply coating to shuffle board court, purchase sealant for approx. \$250.

Pool Solar system fee is for removing wooden box, relocate pipes for feed and return lines underground. We will also replace box with steel screening to protect the pool deck from blowing leaves. John Van Schoyck, a previous board member has volunteered to order, pick up and deliver the steel panels from a company he works with.

Reserve Funding

Pat Schoggins-Question from previous meeting was what percent funded is GR.

That number is a calculation of what reserve balance is, what is added to reserve and what actual reserve expenses are. GR will be funded at 56.5%.

Review of paving quotes, and discussion of taking out the two trees at the back parking lot that are on the corner. The stumps will have to be taken out and remove stump and root ball prior to paving over the area. Add \$2908 for taking the trees out, removing root ball and pave over the area.

Dianna Feuerhelm-motion to approve the quote for Western Excavation Paving to pave the lot and take out trees and stumps for \$11,900, second-Brady, all in favor: Brady-aye, Schoggins-aye, Smith-aye, Feuerhelm-aye, motion passed.

Lodge AC

Pat Schoggins-we learned after installing the Mitsubishi AC unit in the office, we ordered the unit on line and then had difficulty finding a contractor to install it , they did not want to warranty it when it was not their unit. Discussion of quotes.

Pat Schoggins-motion to approve quote from Norcal Mechanical to install the lodge AC, second, Feuerhelm, all in favor: Brady-aye, Feuerhelm-aye, Smith-aye, Schoggins-aye, motion passed.

Solar Piping Relocation

Pat Schoggins-Quotes and contractors discussed.

Pat Schoggins-motion to approve quote from Aztec Solar \$2895, second-Feuerhelm, all in favor: Brady-aye, Feuerhelm-aye, Schoggins-aye, Smith-aye, motion passed.

Lodge Chairs

Pat Schoggins-We previously purchased 60 new folding chairs for the lodge last year, we would like to purchase 20 more to replace the last of the old metal chairs.

Judi Brady-motion to buy the 20 Lifetime folding chairs from Costco for \$623.00, second-Schoggins, all in favor: Brady-aye, Feuerhelm-aye, Schoggins-aye, Smith-aye, motion passed.

We can donate the old chairs.

CD Signor approval-El Dorado Savings Bank

Carol Steinbrecher-Judi Brady and I were El Dorado Savings Bank to sign forms for the GRF accounts and were asked for meeting minutes approving them to sign on the accounts.

Pat Schoggins-motion we have three signors on the accounts at El Dorado Savings CD accounts, Carol Steinbrecher, Judi Brady, and Dianna Feuerhelm, second-Smith, all in favor: Schoggins-aye, Smith-aye, Brady-aye, Feuerhelm-aye, motion passed.

Fire Safety

Carol Steinbrecher- It is my goal to have a fire safety community meeting with the Fire Department as it applies to Gold Ridge. We are going sent out to all those who have vacant lots to clean them. Discussion of Fire Safe Council programs, senior assistance and suggestions for neighbors to help disabled neighbors.

Jeanne Harper-Hands Across Pollock Clean Up Day on May 16th is an option, contact CEDAPP for information.

Green Waste Dumpster

Carol Steinbrecher- There are so many new rules for the program this year, that includes having a monitor who watches the green waste dumpster for the 2 weeks we have it and if we do this we have to sign a contract that names two people as the green waste monitors. Then we have to be sure that only green waste goes in to it and we have to make sure that anyone who puts green waste into it fills out a form that says how long it took you to clean your yard and haul to dumpster. They are asking for a lot, and who knows what could go into it overnight.

There is a fine if other trash is put in. Over the past 3-4 years we have people put trash in. I would love to offer this but I don't see it as an efficient use of our grounds person's time to pay to sit there and watch the green waste dumpster. If we had volunteers to do that it might work. It cannot be used for the association to put waste from our grounds. I don't see that is something that will work for us. I wanted to get feedback from all to see if you want to continue to pursue this. Discussion among BOD and members, all agreed it will not work, suggestion to not participate and continue to remind members to use their personal green waste cans from Waste Management. Publish in the newsletter green waste removal options.

Kitchen Remodel Update

Pat Schoggins- Currently we are under budget by \$6,702, to be finished within a week or so. Our Contractor, Jeff Pecota has been paid 75% of the total \$13,305, which is:

Contractor	\$9,978.75
Windows	1,770.
Permit	525.
Paint	48.90
Total	\$12,322.65

Balance of labor to be paid upon completion, with addition of 7 recessed lights he purchased, estimated at \$238 and he purchased the GFCI outlets, somewhere around \$52.00.

All items purchased, sink, faucet, garbage disposal, and \$300 misc. is included,

All costs included in the total \$30,960, under budget \$6,702

Appliances \$5,150, budgeted at \$7, 175, \$2025 under budget.

Carol-All handouts from the meeting will be attached to the meeting minutes and posted on the website.

Jeanne Harper-Thank you to Pat for all the hours and hours and weeks and months that she spent working on this.

Good of The Order

Member question-Is there an emergency number to call for example for a broken window.

Carol-There is a security system now.

Pat-Broken windows will not set off the sensors, if someone comes into the buildings, and then the alarm will be set off.

Judi Brady-motion to adjourn the meeting 2 7:42pm, second-Smith, all in favor, meeting adjourned.