

January 22, 2015 BOD Meeting Minutes

Meeting called to order at 6:05pm by President, Carol Steinbrecher. Directors in attendance: Carol Steinbrecher, Dianna Feuerhelm, Jim Smith, Pat Schoggins absent due to illness.

First Order of Business:

Carol Steinbrecher-I am changing the order to fill the board of director's vacancy first. We sent a notice in the December newsletter for anyone interested to submit letter. We had two responses, one person has since declined to want to be on the board and the other person is Judi Brady, who is here in the audience. We have talked with her as a board and want to appoint her as a board member.

Carol Steinbrecher-motion to appoint Judi Brady to the Gold Ridge Board to serve out the term vacancy left by Karen Frame, second-Dianna Feuerhelm, all in favor: Steinbrecher-aye, Feuerhelm-aye, Smith-aye, motion passes. Judi was invited to join the board at the table.

Dianna Feuerhelm-just to let you know, there will be 3 vacancies to vote on in June, keep this in mind and put on your calendar and keep this in mind; we always are looking for more BOD members.

Previous meeting minutes approval-October 23, 2014 minutes will be tabled until next month's meeting, Dianna was not present, and with Pat S. absent, Jim is the only one who attended and will vote next month.

Director's Report

Carol Steinbrecher -My thoughts regarding being on the board, I hope to have a sense of transparency and openness and we are encouraging homeowners to be a part of the board and association.

I think we can do a lot of great things and we need people to help us, we want your suggestions, thoughts and ideas. I am glad to be on the board and I am hoping to make some positive changes moving forward.

Dianna Feuerhelm-I like your idea Carol of forming committees to help, we are all volunteers and it does take time, I like the idea of committees for different things, we get input from different people not necessarily on the board that want to have a say and opinion on how things are done.

Carol Steinbrecher-In that light; I am going to pass around this volunteer form for different committees. Please, put your name down for what you are interested in, we want to get more people involved.

Architectural Report

Carol Steinbrecher- I have just been on the board for 2 weeks, there a couple things we are working on approving, will have more next month.

CC&R

Dianna Feuerhelm- I will be passing this on to Judi Brady, she has agreed to this on, I have 2 small children and it makes it difficult to investigate any CC&R violations. Currently things are quiet.

We encourage neighbors to have better communication with each other. If you have an issue we do encourage that this is your first step, going to your neighbor prior to coming to the board. A lot of time the response we get back after sending a letter or making a phone call is, Simply, oh, if they would have just let me know that was a problem we would have stopped doing that 10 years ago, or whatever it may be.

Financial

Carol Steinbrecher-Since Pat could not be here she gave me some information to share, the bank balances are on the financial statements from Derrell Roberts. This is the 4th Quarter statement.

Operating Expense report shows over on lodge outside services due to unplanned Koby Pest services for an ant infestation and Able Electric had to replace wiring at lodge outlets at interior front wall from a raccoon under the lodge.

Under reserve reports the restroom and lodge rehab was under the total budget of \$24,000 combined.

Dianna Feuerhelm-That was for the bathrooms being brought into ADA compliance and took out ceiling lights and replaced with recessed lights, the raised floor was not up to code, took it out and the paneling replacement.

Greenbelt

Jim Smith- will start going around looking at people's property making sure it is cleaned up and no dead trees in yard. I have 5-6 lots with no houses that are a mess and will send letters to those people to have cleaned up, if not we want to get somebody to come to do it and bill the owner.

Member question-Steve Steinbrecher-Are we going to get green waste dumpsters back this spring?

Carol Steinbrecher-We just got a letter from Fire Safe Council giving notice of requirements that have changed. They want it monitored and fill out forms. Our Office Manager, Karen Grabowski went to a Fire Safe Grant writing seminar and learned more about it, what others have done is put the forms out there and put up a sign that says Please, only green waste, and we can do it that way. We will get more information. There is a contract in there and we could be charged if people dump other items.

Member question, Bea Garner-Can you tell me the status of the two things I sent last year regarding the vacant lot next door and also a vacant lot behind us.

Dianna Feuerhelm-we will get an update and get back to you.

Another member discussed a complaint, was asked to see Carol after meeting.

Bea Garner-You can get three free Green waste cans from El Dorado Disposal.

Member-Regarding vacant lot clean up-Can I make a suggestion to call the Forest Service to report a fire threat.

Recreation

Carol Steinbrecher for Pat Schoggins-Our grounds keeper Jeff Beers has turned out to be an excellent employee knowledgeable in many areas and has come up with some ideas to make tasks easier. We have budgeted in reserves for pool umbrellas, chairs and tables. I have found umbrellas at Costco that are made well and use the Sunbrella fabric that lasts longer. They are \$140 ea. which is a good price compared to the others I found that were over \$200 each. I am working with Dave at True Value on chairs and tables from Adams Mfg. commercial line. The chairs are from \$15 to \$24 each and 48" round tables about \$68. These are rated at 250lbs and should hold up much longer than the cheap ones from Home Depot.

We have received all of the new filter cartridges and spent less than I originally estimated as I found a supplier that gave us a better price. Total spend was \$1392.67 instead of the original quote of \$1510.74. Please note this expenditure on your copy of the reserve study, page 7, acct. 12000-730 for 2015 instead of 2016. Also change number of cartridges from 24 to 28. We have an extra set so the pumps are down for only a short time.

Review 2015 Reserve Study

Carol Steinbrecher-Does everybody understand what the reserve study is? In order to make sure buildings don't fall down and equipment does not fail, we have a company that comes out and look at everything we own and they put a price on it and a useful life. You put away money every year to help fund that item that in 20 year if we need something big we have the money, we do not have to go to homeowners and ask them for extra dues to cover the expense. Last year we did a full reserve study, which happens every three years. It is on the website, it is about 80-95 pages long. It will show you from now through the next 20 years what we would have to spend for all the different items.

This year I asked Pat to give us a list of all the items scheduled for repair or replacement.

This one page document has all items listed. Pat gave some explanations of the items:

Paving as listed (\$10593). These numbers were quoted by Sierra Nevada Sealing. I will still need to get 2 other quotes.

Painting -Exterior of lodge, pool bldg, maintenance bldg (\$14863). This was quoted by Madison Painting. I will again need 2 other quotes.

Painting Interior of Cabana (\$2358) this is estimated quote from Madison Painting. I will need to get 3 firm quotes. It makes sense to do all the painting at one time. I also need to get the cabana carpet cleaned this year, so it would make sense to paint first, then clean end of April, beginning of May.

Solar work for the pool, remove and dispose of the wood box enclosure that is encasing the 2" solar pipes at the large pool.

Air conditioner-need clarification

\$5125 for office furniture, files, and flooring (not carpet) and chair.

What I would like to see this year is every time we have a reserve items it will be on the agenda and it will be voted on and documented in minutes. I know there have been some conversations about the costs. Some of us that have not been at the meetings were surprised by some of the costs in the reserve study.

My husband and I are guilty of apathy; we did not read and did not look at this stuff. As President, I would like to have a finance committee that will be made up of all of you and some of us and we will look at each reserve study item and identify if each one needs to be done immediately. We will bring those to the agenda, to the board to vote at an open board meeting.

Dianna Feuerhelm-Just to let you know, this was voted on, all of this was discussed and voted on in an open meeting. There is not anything that was not discussed and voted on in an open meeting. I am sorry to say that it happened at meetings that no one came to. I am so glad that you are all here tonight. I am sorry if there is anything on there that you don't agree with, we love to hear input, we are just 5 people out of the 600+ people that live here. I just wanted to clarify it was discussed at an open meeting.

Carol Steinbrecher-I listened to meeting minutes of the discussions; it was discussed at length which could put you to sleep. I think we need a finance committee to discuss these items and decide if all items are needed or can wait.

Dianna Feuerhelm-Painting lodge could be put off.

Judi Brady-I have had members comment on the kitchen remodel; they felt there should have been more information put in the newsletter. The newsletter sent out did not have the detail explaining the funding. The members felt they were misinformed. The working people that could not attend the meetings rely on the newsletter or the website and it was not in the newsletter.

Dianna Feuerhelm-As Carol stated going forward this year we will have more transparency, if you are not aware, we have to have 3 quotes for reserves expenses. We always did that, I will back Pat on this, we always got the lowest quotes, and she would go back to contractor's 1st & 2nd quotes and tell them she has better prices and asked again for bottom dollar.

The kitchen had some structural issues to repair also that needed to happen.

After the remodel we hope to have quality items to last as many years as this one has.

Member Question-Is it all permitted?

Dianna Feuerhelm-Yes ma'am, we can provide copies.

Carol Steinbrecher -If you really want to know what is going, join the committee.

The committees are: Architectural, Finance, Recreation, CC&R and budget committee.

We could have a reserve committee, which would be included in finance.

I would think the groups should meet at least once a month.

Dianna Feuerhelm-For the bathroom and kitchen remodels, there was a committee that helped chose appliances, color choices, and general things.

Member Question- Do the HOA dues cover the reserves expenses for this year?

Dianna Feuerhelm-The dues covers the reserves, a percentage goes to reserves and a percentage goes to operating budget. The bathroom and kitchen, and painting for example are paid from a separate account. The majority of our dues go into the general operating fund.

Member Question-Are we financially stable for this year.

Dianna Feuerhelm-yes, we are required to have a certain amount, I don't know the number off the top of my head, but a certain amount is to be kept in reserves we don't spend.

Carol Steinbrecher-The reserve is currently funded at 49%.

*Discussion of dues increase reasoning and reserve kitchen remodel.

*Lodge rental change to members only.

Upcoming Events

Carol Steinbrecher- Gold Ridge has lost a sense of community. We are looking at hosting an open house after the remodel is complete.

Dianna Feuerhelm- We would like to schedule it at the end of March, we will send out notice in the March newsletter, keep it simple drinks and snacks potluck.

Carol Steinbrecher-I would also like to plan an event at the annual membership meeting in July potluck

Suggestion for other events in the fall, possibly Christmas party or Christmas lights contest, there is a small budget for events.

Bag Tags-Disc Golf Course

Carol Steinbrecher-We have bag tags to disperse with a \$20 deposit to identify members.

Carol Steinbrecher-The website is being updated and I will be working on communication with members in Gold Ridge and setting up email groups. We spend so much on mailing newsletters; I would like to look into emailing GRF news.

I have gotten the email address list from the Karen and I will send out an email, giving notice if you do not want to be contacted, your name will be taken off immediately.

Please bring general suggestions to the board meetings, except CC&R violations or a complaint against a neighbor is not appropriate, that is a private matter to be discussed confidentially.

Dianna Feuerhelm- Any suggestions; please contact the office and let Karen know.

Open Forum

Kerry Hoyle-Thank you all for volunteering your time, I have been on the board it can be a tough job.

Member cited incident with a member installing a fence without approval and a board members interaction that he felt was inappropriate.

Carol Steinbrecher-We will sit down and discuss the situation and learn more about the CC&R violation and find a solution.

Dianna Feuerhelm-gave a summary of CC&R violation process, 1-report made, 2-BOD verifies, a letter or phone call is sent to give notice, no communication and continued non- cooperation to bring violation into compliance, can result in fines.

Carol Steinbrecher-meeting adjourned at 7:15pm, thank you for joining a committee.

Approved by: _____
Director, GRFPOA Date

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