

June 25, 2015 GRFPOA Board Meeting Minutes

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

I have an announcement before starting; last month we had some disruptions and we decided to institute a new procedure for members to speak. We want to hear from you, we are going to ask you to come up to the speaker's table and wait to be acknowledged by the board and you will have three minutes to speak on the agenda item we are talking about, outside of the agenda item, it is limited to 2 minutes. This is standard procedure for other home owners association. We can talk about issues that are not personal in nature. We cannot talk to you about people's property, barking dogs, or anything like that. Please come talk to us in order to respect privacy. Please fill out the form and bring to secretary, Dianna Feuerhelm during break. My name is Carol Steinbrecher, president, Dianna Feuerhelm, Judi Brady, Jim Smith, Greenbelt.

Carol- We also have a sergeant at arms for the meeting, my husband, Steven Steinbrecher.

Previous Meeting Minutes Approval

Dianna Feuerhelm-motion to approve meeting minutes for May 28, 2015, second-Brady, all in favor: Brady-aye, Feuerhelm-aye, Smith-aye.

Director Reports

President/ Recreation-combined-Carol Steinbrecher-The candidates forum was well attended, we had approx. 20 people including the candidates and moderators, and there were 50 people at the pool, we are trying to turn that around. I want to thank all the candidates and Jeanne Harper for moderating. The video is on line if you would like to watch the video.

Recreation- we have had many positive comments from members. We have had some issues with equipment and ping pong paddles and balls and, we are asking any of GRF equipment be checked out by an adult, someone over age 18. If the pool attendant questions the age, they also have the ability to ask for a photo ID. The first weekend we opened it was destroyed before Memorial Day. We bought new equipment and before we reimbursed the people who bought it, it had been destroyed, so that is the reason why the changes were made.

I am excited about Preparedness Day., on July 11th. We have confirmations from the Sheriff's department Search and Rescue, the Fire Safe Council, CERT, the Community center and are trying to get an insurance person as well to come and do presentations on Saturday. They will have information to share on emergency planning.

We will start at 9:00am, then the annual meeting and then a BBQ and potluck.

We have a signup sheet for Volunteers to help.

Activity Approvals

Carol-Last month we had 4 tree removals, 2 pending wood requests, 4 architectural approvals and 10 CC&R closures.

CC&R

Judi Brady- Some were easy due to homeowners cooperation, it is such a joy when I make a call or send a letter and owners cooperate, I am grateful. We really need paperwork filled out to make a complaint; just an email or phone call to the office is not acceptable. There is a form on the website you can download and fill out and send in. It is confidential and I take that extremely seriously. We need the documentation for our files.

Finance

Dianna Feuerhelm- I have a print out of the budget vs. actual. Our Finance Committee met last Saturday and started discussing items on the 2016 reserve study items due to be repaired or updated. I have lined the items out quickly:

* exterior paint for all buildings, we pushed out to 2017 other than one wall of the cabana that we will have our Grounds person do.

*Staining the deck-we would prefer to have Jeff do it rather than pay a contractor.

*Awning on pool cabana and other items noted. We talked about getting a professional's opinion on replacement.

*Exterior light fixtures- need evaluation

*Pool equipment and furniture-more a replace as needed plan is recommended and hope to buy higher quality that lasts longer.

*Office Computer-will stay as scheduled.

* The lodge tables are ok.

The office carpet, desk and 2 sitting chairs need replacement, I will look at quotes for carpet tiles to avoid installation costs and easily replace as needed. The desk and carpet should be done at the same time.

I suggest Carpet tiles which are \$.99 to \$1.19 per square foot will save quite a bit, at 250 square feet, and the cost was \$2500 in reserves.

*BBQ-gas grill at the pool is ok for another year or two.

*Lawnmower seems to be working well.

*Chain saws can last much longer than 2 years if well maintained.

*Security gates are up for repair or replacement, the mechanisms in the doors need replacement, most likely not entire door.

The Pool sign is outdated-needs replacement.

Pool tables and chairs, we would like to make a designated eating area to keep food away from poolside.

The lodge railing needs repair, needs attention.

The room upstairs has limited use, it is very outdated and old and dusty, and it could use a face lift.

Budget vs. Actual, we are on track at about half way through the year compared with operating budget.

Greenbelt

Jim Smith-I went to the Fire Safe Council and picked up this form to homeowners to fill out and keep on your refrigerator to help fire department if needed at your home.

I also went to the Department of Transportation regarding people cutting weeds at the roadside.

These are all county roads and they are responsible for the street signs and utility easements and trimming branches. They also have to clear culverts for drainage. They have the entire county to cover and only 263 people to cover it. He said we can go ahead and do our own cleanup, homeowners that want to do it themselves is fine, or we would like to get a group of volunteers, we will check with GRF insurance agent.

10 minute break from 6:28-6:38, help yourself to lemonade and cookies. Please fill out the speaker form and bring it up, thank you.

Carol Steinbrecher, I wanted to give notice we have four of our director candidates here tonight, Jim Smith, Judi Brady, Leslie Melendez and Nichole Padovan are here.

Last month's items that were tabled until this meeting while doing more research are:

1-Ethics Policy/Code of Conduct. We presented this last month and there was a question if we had to get our attorney involved in writing this or adopting it. After researching this on the Davis-Sterling Act, I found we do not have to involve our attorney because it is a policy. We are not required, but I think it is a good idea; we are giving a 30 day notice to any member who likes to make a comment. We introduced this ethics policy; basically it is an idea to make sure that we as directors are acting in a prudent manner. We look at this and understand the policy so when we are conducting business we are aware of what we as an organization feel is important. So we are not hiring each other's cousins to come in and build structures.

Dianna Feuerhelm-It is one thing for a member to volunteer to perform a trade to give back to the community, but it is another thing if choosing a friend/relative to pay for services.

Carol Steinbrecher- It is my goal for this organization to have transparency to have the ability to say everything we do you can come in and take a look at and you will say yes, it is above board and it was done in a correct manner.

Judi Brady-Motion to accept the Code of Conduct/Ethics Policy for Gold Ridge Forest Property Owners Association Directors and Committee Members: Dianna Feuerhelm-second, Carol Steinbrecher-Each board member will be asked to sign that as part of being on the board.

All in favor: Smith-aye, Brady-aye, Feuerhelm-aye, motion passed.

Old Business

Last month we also talked about water saving measures-the question was asked if we have to have the showers, could we close the showers in order to save water. The CA Dept. of Health Chapter 31B, section 3116B.2.1-Shower facilities must be provided for a pool for every 50 pool users. We must have those showers. Looking at the stats of pool use, we are meeting the guidelines set by the Department of Health. Hot water code-3116.B.4.1: Hot water must be provided in a home owners' association pool. The water temperature does not have to be hot, it must be temperate. I also talked with Jeff about the water flow restrictors that must be in the shower heads, we already have them installed. I am going to defer the idea of buying the shower managers or timers until the end of the year and then I would like to sit down and talk

to the pool staff and see what they feel the shower use actually was. The pool staff is diligent about not letting the water run.

Pool Hours-We are still doing the study on how many people are using the pool, right now it is packed, I would like us to a little flexible on changing closing time when the sun starts setting earlier and close the pool at 7:00pm.

Dosing pumps-there was discussion last month on changing the pools over to salt water systems; I did some research and talked with Jeff, the pool manager. In order to resurface only one pool to prepare surface to accept the salt system would cost between \$2000-\$3000, and if you notice the roads when the roads are salted, we would also have to resurface the entire deck area around the pool, which could be anywhere between \$3,000 and \$5,000, times two pools.

Dianna Feuerhelm-the pool dosing pumps were \$600, now we are talking \$10,000? NO, not a cost saving measure.

Carol-There was also a discussion about chlorine gas, I asked Jeff-he said they used to do chlorine gas way back in the day and people actually died from it. It is not something we want, it is too dangerous to work with and a huge liability for pool staff.

Last month we approved the dosing pumps, it was approved, and we have ordered them and are installing them and expect to see a significant savings on pool chemicals. It allows adding chemicals to the pool in reduced amounts in the pump room that is more effective to circulate in the pool rather than the tablets to dissolve which sometimes requires swimmers exit the pool during the process.

We had an inspection last week and we passed with flying colors.

New Business

Carol Steinbrecher- We purchased ping pong paddles and balls, the very first week all the equipment was destroyed. By kids who told the pool attendant that they were 16. We then had some vandalism this past week and the children's drinking fountain has been destroyed. It is going to be expensive to replace it. We have an eye witness that identified one of the people who was at the fountain and we will be pursuing any responsibility in getting reimbursed for it. We have been talking about changing the age of children who are allowed to be in the recreation area without a parent. Right now it is at age 16, and the kids who destroyed property was under the age and said they were 16, and at the time there is no way of knowing if they are 16 or not. One of the things we talked about was changing the age the kids can be here without a parent from 16 to 18. I am open to discussion on this, I want to hear feedback. You can have a driver's license at 16, but property destruction is happening in this age group.

Dianna Feuerhelm-I agree, we should be able to request ID. We have the right to request ID, especially if mischief is involved. This will be whole new job for pool staff checking ID's.

Judi-I think it behooves us to be responsible as we have be tasked with overseeing the property, with recent issues we've had we should, if they are there and not within the age guideline the kids need to show us what parent or adult they are with.

Member question-In the incident that happened, was it one child or a small group? , the same group.

Carol-there has been 3 incidents, and two of the incidents involved the same child, there was a group of about 6 kids. The most recent with water fountain had 6 children and all were under the age. I understand there are great kids out there. I want the parents to take responsibility for the children's actions.

Discussion of options, restrict individuals, turn off pool fob access, the person comes in with friends.

Member-I am against raising the age to 18, I am a teacher, and I can't stand when other teachers get the whole class in trouble for one kid that does something. We're talking about one kid, I have been here for 15 years and kids around here are respectful.

The good kids get punished for one or two kids and it is not fair. Either keep it the way it or when the child is 16-17 and makes a master list of names and lot #, and birth dates to check. As for the ping pong paddles, can they be signed out and if they don't come back or are damaged, the parents are billed.

We have changed the equipment use to be signed out by adults.

Member-changing the age will affect kid's babysitters. Too many good kids will suffer.

Carol-When things are destroyed, the homeowners have to pay for replacement.

Jim Smith-suggested security cameras.

Carol-I will look at the cost; we are building a community library to put up here at the lodge, and now have second thoughts. Thank you for comments.

We have one person, who asked to speak at walk up business, Mary Ellen Commerford; there has been a letter written to Don Spear, the head of Department of Transportation regarding tree trimming on roadsides.

Please come on July 11th for the Preparedness Day and BBQ, tell friends and neighbors.

Judi Brady-motion to adjourn at 7:08pm, all in favor, meeting adjourned.