

**BOARD OF DIRECTORS  
MEETING  
TUESDAY, MARCH 6, 2007  
9:30 A.M. at the BALLROOM**

**Call to Order: 9:00 A.M.**

**Verification of Quorum:**

All seven members of the 2007 Board of Directors were present.

**Board Meeting Minutes:** Jim Brannan moved approval of the minutes of the February 6, 2007 minutes. Carried.

**Treasurer's Report:** Treasurer Stam reported that total cash on hand on February 28, 2007 is \$743,539 and the combined Reserve Fund totals \$408,123 effective December 31, 2006. The Treasurer's report was accepted as read.

**Compliance Manager's Report:** Manager Larry Martin reported that there are now 835 Park Models with 19 new units coming to the Park (79.4%). There are 416 Arizona Rooms with several more being constructed. He cautioned members to avoid construction without a permit-there was an incorrect pouring last week.

Larry said the Wi-fi installation has been operating since January 16 with varying success. He is satisfied with the expertise installer and manufacturer are using to complete the installation.

**Old Business:**

**Revision of Rules and Regulations:** Hugh Vernon, Chair of the Documents Review Committee, discussed the attorney's letter regarding realignment of rules and enforcement in the CC & R. Discussion and action will take place on March 20, 2007 to amend the fine schedule and make other adjustments as necessary. The revised rules are to be imprinted on discs for the two record copies.

Paul Born moved that an ad hoc subcommittee be appointed to deal with fines and bylaws. Motion carried and passed unanimously. The committee appointed consists of President Gibson, Ken Crites, Jim Brannan, Ed Borner and Paul Schmeil. The chair asked each committee person to prepare a written review of their opinions for the meeting.

**New Business:**

1. **Committee Appointments:** President Gibson announced the appointments of Board members as liaisons to the 15 standing committees and two ad hoc committees that volunteer to help govern the Park. Jim Brannan moved appointment of members to the FY 2008 Budget committee. Motion carried. Marge Stam moved appointments be made to the Streets Committee. Motion carried. Interim reports from each committee are due at the first meeting in November. The list of appointments is attached.
2. **Space Utilization:** Jim Brannan moved to establish an ad hoc committee to review and recommend to the Board a plan to maximize our use of space, and to recommend changes in utilization. The motion was seconded, and there was a tie vote of the Board. The president voted against the motion, and it was defeated.
3. **Project Recognition:** The list of projects undertaken and completed by Park groups and clubs was read as follows:

Billiard Table to replace Snooker by Billiards Club  
Organ replacement by GV Chapel Board  
Ballroom wainscoting by Decorating and Design Committee

Jim Brannan moved acceptance of the contributions to the park in behalf of the Board. The motion was seconded and approved unanimously. This is a procedure to transfer the items to the Park inventory.

4. **Presentation of FY 2008 Operating Budget:** Marge Stam presented the Park Operating Budget which is the result of a series of meetings of the Budget Committee, including the Park Manager. The Operating Budget projects a surplus of \$30,813, which will be added to the Reserve Budget at the end of the fiscal year. Marge moved acceptance of the budget. The motion was seconded and discussed. Paul Borne then moved to table the motion until the next regular meeting. The motion to table was seconded and carried. The budget committee will meet again on Friday to review all the budgets.
5. **Presentation of FY 2008 Activity Budget:** Treasurer Stam moved adoption of the proposed Activity Budget for discussion. A second was received. Jim Brannan questioned items resulting in a \$5,000 budgeted loss. After discussion, Paul Borne moved to table the Activity budget to the next regular meeting. Motion seconded and carried.
6. **Presentation of the Reserve Budget:** Treasurer Stam read the recommendations of the Planning and Development Committee, which named 4 priorities for FY 2008. Paul Borne moved approval, which was seconded for discussion. Reasons for choice of projects were given. Jim Brannan asked about controls used for the proposed ballroom HVAC. There was discussion of a safety issue in the ceramics shop where room temperatures rise too high when the kilns are operated. A temporary plan was made to operate the kilns individually with timers. Phil Parsons moved to table the motion to the next regular meeting. Motion seconded and carried.
7. **Repair/rewiring of Building E:** Treasurer Stam proposed that \$30,000 be allocated from the FY 2007 Reserve Budget for repair and rewiring of Building E, which includes the library and shops, and is underway this spring. Phil Parsons moved to revise the FY 2007 and to table the motion to the next regular meeting. The motion was seconded and passed unanimously.
8. **Storage Issues:** Manager Dell McKinney outlined several storage problems within the park, such as kitchen storage in Building J. There are requests for new storage, but there is none available. She asked for new ideas and cooperation of residents. An important issue is that kayaks are a prohibited vehicle in the Park (boats), and new storage will have to be developed if a canoe/kayak club is to be organized.
9. **Parking:** Manager McKinney described a new problem with more than 2 cars being parked on some vacant lots. The ordinance limits parking to two autos and a motorcycle or golf cart. If appearance is to be maintained, the ordinance must be enforced, or changed in some way.


**Announcements:**

1. The ad hoc Design Guidelines committee will meet at 9:30 on Tuesday, March 13 in the Ballroom.


2. The Board will meet in Executive Session at 3:00 PM on Wednesday March 14 to hear a signed complaint against a homeowner.
3. The Budget Committee will meet at 9:30 on Friday March 7 in the small card room.
4. Open Discussion by homeowners will be held immediately following adjournment.
5. President Gibson stated there will be no added dues or assessments in FY 2008.

**Motion to Adjourn** was made at 11:18 by Paul Borne, seconded and passed.

Respectfully submitted:

  
Phil Parsons, Secretary

Signed:

  
Leroy Gibson, President