

GOLDEN VISTA RV RESORT  
BOARD OF DIRECTORS REGULAR MEETING

JANUARY 6, 2009

Board Members in attendance: Phil Parsons, President; Paul Borne, Vice-President; Marge Stam, Treasurer; Peggy Richardson, Secretary; Adele Finnemann; Jim Brannan; Dell McKinney, Park Manager.

The meeting was called to order at 9:30 by the President and a quorum was verified by Peggy Richardson. Approximately 56 residents were in attendance.

1.0 Adoption of Agenda

1.1 Marge Stam moved to add the Reserve Study Percentage to New Business. Motion carried.

1.2 Adele Finnemann moved to add board concerns to New Business. Motion carried.

1.3 Dell McKinney, Manager, requested that Enforcement issues be added to New Business. Adele Finnemann moved to accept. Motion carried.

2.0 Correspondence

2.1 The President mentioned several thank you notes received from staff members for Christmas bonuses received.

2.2 A letter from Dawn Douglass, Solar Committee Member was read stating they have provided a financial and product report on the swimming pool infrastructure to Planning and Development and Budget committees as per motion from the Board on 16 December.

2.3 A letter from Jane Nusbaum, Pet Committee Chair was read stating the Pet Committee in conjunction with the Solar Committee are testing a solar powered safety and security light in the Reflection Park/water retention area.

2.4 A letter from Hugh Vernon was read suggesting a warning system to notify residents of breakdowns, outages, etc. The President will ask the Board to address these concerns at a work session.

2.5 A letter from Hugh Vernon was read concerning his concept of the appropriate manner the ballot initiative that should be pursued by this Association.

3.0 Announcements

3.1 The President announced that a work session will be held on January 13 at 9:30 in the ballroom to meet with regular and ad hoc committees. Homeowners are invited to observe and take part in the discussion.

3.2 On January 27 at 9:30 a.m. in the ballroom the 2010 Budget will be presented along with ballot amendments and the Candidate's Forum will be held at 1 p.m.

#### 4.0 Secretary's Report

4.1 Peggy Richardson moved to accept the minutes of the December 16 meeting. Motion carried.

#### 5.0 Treasurer's Report

5.1 The balance of operating cash on hand is \$275,039. Balance of Reserves is \$438,526. Reserve Accounts Breakdown: Repairs and Replacement \$335,321; Capital Reserve \$103,205. Total Reserve is \$438,526. Activities Fund total is \$48,027.

5.2 Only 4 residents are in arrears, and those are for only one quarter. Marge Stam reported that contrary to a popular rumor, there was not a 15% increase in staff salaries.

#### 6.0 Manager's Report

6.1 Today there are 816 spaces occupied—696 owners and 120 renters. Twenty-nine new renters and 35 new owners have checked in since January 2. A reminder was given to keep the pool gates closed as it is a State Law. There are still some problems with the cable TV, but they are being addressed. If you have problems there is a signup sheet at the office. The Activities Office has purchased a shed located in the dumpster area and will be used to store Christmas decorations, etc. The ballot box will be located at the Front Office desk and employees there will mark names off on their list when ballots are submitted. Phone problems are on-going and are being addressed.

#### 7.0 Committee Report

7.1 Election Committee Chair John Falk reported that ballots will be kept in numerical sequence for verification and won't be opened and counted until Monday, February 16 at 4 p.m. Those votes that come in on Tuesday morning, February 17 will be added at that time.

#### 8.0 Unfinished Business

8.1 Peggy Richardson moved at the recommendation of the Documents and Elections Committees that the proposed Amendments to the GV Articles and CC & R's and the proposed additions to the GV Articles of Incorporation and CC & R's be approved as follows:

**Proposed additions to the GV Articles of Incorporation and CC & R's**

State law requires that all Home Owner Associations comply with certain regulations, and have been proposed several times. It is imperative that we obtain your support in order to meet these requirements. Please vote on these issues so the Board can concentrate on other pressing issues. The Golden Vista Board of Directors is recommending your approval to allow the Board to amend these documents only when our documents are not in compliance with State and Federal laws.

**1. Articles of Incorporation.**

**Part 8, Para 8.1** (add) An exception to the above procedure is authorized whenever the publication of a Federal or State Law causes this document to be in non-compliance or conflict. The Board of Directors will make these changes, through Amendment, to bring this document into legal compliance. Each amendment will be approved and published by the Board and signed by the President and Secretary. Each amendment, citing the specific law will be filed with the appropriate agency and distributed to all members, as the Board directs.

Do you support this recommendation?

Yes \_\_\_\_\_ No \_\_\_\_\_

**2. Declaration of Covenants, Conditions and Restrictions.**

**Part 13, Para. 13 .6** (add) An exception to the above procedure is authorized whenever the publication of a Federal or State law causes this document to be in non-compliance or conflict. The Board of Directors will make these changes through Amendment to bring the document into legal compliance. Each Amendment will be approved and published by the Board and signed by the President and Secretary. Each Amendment, citing the specific law will be filed with the appropriate agency and distributed to all Members, as the Board directs.

Do you support this recommendation?

Yes \_\_\_\_\_ No \_\_\_\_\_

**Proposed Amendments to the GV Articles and CC & R's**

In previous elections, it has been virtually impossible to change the Articles by a vote of 60% of the total membership. The Board of Directors recommends altering the number of votes required for approval of changes. If you approve these amendments, then all future changes will require 60% of a quorum vote instead of 60% of the total membership.

**1. Amendment to Articles of Incorporation**

**Part 8, Para. 8.1** This Association shall not, without the affirmative vote of at least sixty per cent (60%) of a quorum vote cast by the Association Members, carry into effect any plan of

reorganization, including consolidation and merger of this Corporation, or alter or amend these Articles of Incorporation.

Do you support this recommendation?

Yes\_\_\_\_\_ No\_\_\_\_\_

## **2. Amendment to the Declaration of Covenants, Conditions and Restrictions.**

**13.6 Amendments** This Restated Declaration may be amended in whole or in part at any time by an affirmative vote of at least sixty (60%) percent of a quorum vote cast by the Association Members. The vote of the members shall be evidenced by attaching to the amended declaration a Certificate of Amendment executed and acknowledged by the President and the Secretary of the Association, certifying the facts of the vote duly held at which the required number of affirmative votes and mail-in ballots cast for the adoption of the amended declaration.

Do you support this recommendation?

Yes\_\_\_\_\_ No\_\_\_\_\_

The vote: For 4, Opposed 1. Motion carried.

8.2 Amendment #7, Penalties and Fines schedule. Jim Brannan moved to establish a committee of at least 2 Board Members to come up with a recommendation. Motion carried.

## 9.0 Committee Appointments

9.1 Peggy Richardson moved to appoint Wanda Alsup to the Documents Committee. Motion carried.

9.2 Peggy Richardson moved to appoint Karyn Olson to the Solar Committee. Motion carried.

9.3 Peggy Richardson moved to name an Ad Hoc Committee of Leroy Gibson, Pat Jamieson and Al Lightfield to the Maintenance Facility Committee. Motion carried.

9.4 Adele Finnemann moved to name Dave Hopps to the Landscape Committee. Motion carried.

9.5 Paul Borne moved to name Allen Hettinger to the Facilities Committee. Motion carried.

9.6 It was moved to name Jack Taylor to the ARC. Motion carried.

## 10.0 New Business

10.1 Marge Stam asked that a goal be set for the Reserve Funding for 2010. Jim Brannan moved to implement a 65% Funded Reserve Budget. Motion carried.

10.2 Board Concerns: Adele Finnemann commented on seeing mops and other items hanging over the exterior walls of the park and that it gives a shabby appearance and we should be more mindful of the appearance of the park from the outside.

10.3 Enforcement issues: The Manager stated that at Lot 268 there is a small "motor home" that is too short, too old and is parked incorrectly. The owner is not at all cooperative. Dell wants to take a hard line and send the owner a letter, Return Receipt Requested, giving the owner 10 days from receipt of the letter to remove the vehicle or it will be towed. Paul Borne so moved. Motion carried. Dell commented that some pet owners are not in compliance with the leash law when taking pets to and from the retention area. Jim Brannan stated that he is increasingly aware of speeding in the park, and it is not only visitors and vendors but residents in cars and golf carts.

10.4 Larry Martin, ARC office said that when he receives complaints, it is most often that people just aren't being good neighbors. He said that residents should have more respect for one another. He asked that people let him know of problems instead of complaining to others.

## 11.0 Adjournment

11.1 The meeting was adjourned at 10:55.

Submitted:



Peggy Richardson

Secretary



Phil Parsons

President