

Board President's Report

February 16, 2010

Golden Vista RV Resort Homeowners Annual Meeting

Your Board of Directors works hard to develop policy and make Homeowner Association decisions for an active participating group of homeowners. Board activities include developing Operating and Reserve Budgets, conducting policy discussions, responding to committees and reacting to concerns of homeowners and the Manager.

I want to pay respect to Manager Dell McKinney and the staff, whose work last summer made more significant change to the property than has occurred in many years. The activity program for homeowner enjoyment presided over by Director Jan Miller is very full and has wide participation. Credit is due to all the volunteers who do everything from setting chairs and planning meals to performing the myriad functions loosely titled "activities" that creates the lifestyle we have come to enjoy.

I want to review with you some Board actions taken during the past year:

*Voters in last year's election approved changes in our Articles of Incorporation and CC & R's that allow the membership to make changes in them with a 60% majority of those voting. While the change may seem small, it was significant for our Association, because it allows for change in documents or direction of actions, including complying with state law.

*This year the board developed a plan for Work Sessions on the day before each Board meeting. There are no decisions to be made at those meetings, but it does give the Board a chance to understand and clarify issues. An issue within the ARC rule change was resolved before the last meeting during the Work Session.

*Maintaining our core facilities is the primary role of your Board and Management. The Reserve Fund of our Corporation has been firmly established. There is now a well designed Reserve Study and adequate funding for both the Repair/Replacement Fund and Capital funding. The thrust of Reserve funding is to have funds available for infrastructure replacement when it is needed. Funds were spent during the past year on replacing and modernizing water valves, streets and the flat roof areas of the main building. At the end of this Fiscal Year we will have accrued \$528,098 in our Reserve Fund.

*The Board was confident enough of the HOA Reserves that it was able to go ahead with construction of the new Maintenance Building-a 15 year dream of past Boards.

*Refurbishing of the kitchen within a budget was completed using a novel approach to funding with money from the Activity Office and support from several Clubs. The design and management were the result of cooperation between Manager Dell and Director Jan.

*A significant insurance settlement in the form of a replacement Resort telephone switching system took place in September. Our claim was defined by electrician Dave Specht and thoroughly reviewed by insurance technicians. The settlement has a value to the Park of \$309,000.

*The Board extensively studied the electric pedestal issue, and established its policy. We can assume the issue will be raised in the future when line replacement becomes an issue.

I'm leaving office with an unfinished agenda:

As your President, I made some effort last year to more deeply involve the many standing committees. It became apparent that the structure was too diverse, and during this year we have reduced the number of standing committees. The Board is working to focus their work with better definition in committee charters that will be included in the Master Plan.

Momentum was gained for a Master Plan of park improvement that started with the new maintenance building. The Planning and Development Committee is hard at work on that plan, as well as formulating plans and costs for rearranging and refurbishing our recreation Center. Space in the Center building is very important to all residents. Based on the survey of laundry use, I was disappointed that the Board was unable to come to a conclusion about reducing the laundry space. The laundry contract ends in May, and we need to make decisions for change before then.

Communication is the oil of Democracy, and I want to remind you that small groups are important to get work done. Everyone must understand the long term needs and goals of the Park as we make plans for adjustments in the use of space. We will need everyone to understand the changes, needs and the costs before improvements can become reality.

Your Board of Directors is intended by Arizona Law to be a "residential real estate management association". The purpose of the Association Articles and By-Laws is to protect, enhance and maintain the value of the properties. Keep that in mind as change takes place. Our organizational structure has expanded considerably in 25 years, and is now a truly comprehensive resort community in terms of activities and recreation. *Will there come a time when a parallel Activities Board is created?*

I recall being involved in a discussion about the future of the Park before the present 84% Park Model status had been reached. There was speculation about how use of the real estate could change during another 25 years. Today the crystal ball is much clearer, and we can be assured that there is more than another 25 years ahead for Golden Vista and those who come to take our places in the Valley of the Sun.

Thank You for letting me serve you during these Good Days in Golden Vista.