



**MINUTES – GCA BOARD OF DIRECTORS MONTHLY MEETING
7 March 2018**

1. Call to Order / Quorum Call

Board President Melissa Seidenberg called the March 2018 meeting to order at 6:33 PM.

Directors Present:

Melissa Seidenberg (Pres)
Kenneth Judd (Secretary/Treasurer)
Kevin Deardorff (At Large)
Jerad Barnett (At Large)
Matt Fisher (At Large)

Directors Absent: None (Two vacant seats)

Quorum Call: Quorum requirement is met with all five Directors present.

Members Present: None

Guests Present:

Mr. Shawn Heer, representing Colorado Care Assist. Mr. Heer is not currently a property owner in GCA but stated he intends to purchase a lot on Gleneagle Drive and establish an 8-bed care home. Mr. Heer was not on the agenda so Ken will add him to the April agenda, at which time the Board will hear his presentation. No comments were made by the Board regarding his intentions.

2. Member Comments – Items not on Agenda: No members present.

3. Review and Approval of February 2018 Board Meeting Minutes (Vote)

The February Minutes were approved as present in a 5-0 vote.

4. Committee Reports

a) Neighborhood Representatives Program status:

Melissa briefed that one person had stepped forward to volunteer as a NR. Melissa will reach out to Paulette Marine to ask her to draft a policy memo for Board approval outlining the new “Welcome Committee” program elements.

b) NEPCO:

No report. Melissa will attend the next meeting on Saturday, March 10th.

c) Covenant Control Committee:

No report. Matt Fisher is transitioning into the Chair position on the Committee and discussed several ideas for modifying enforcement policies.

d) Architectural Control Committee:

Kevin briefed that a major project review is underway on Rembrandt Ct but otherwise only routine business.

e) Treasurer’s Report:

Ken presented the February and YTD financial statements.

f) Roads, Signs & Ditches Committee:

Jerad is working on replacing three street signs.

g) GOSAC

Ken briefed that he and Melissa have the RBOS signs on order. Jerad briefed that he is working on the project to construct a fence line on the west border of Lot #1 on Pauma Valley and to establish a foot trail from Pauma into the RBOS. He discussed several ideas and the Board approved his approach.

General discussion about combining the Roads Trails and Ditches and the GOSAC Committee, to be renamed the “Common Element Committee”. Consensus around the table was that this is the right direction. Ken pointed out we will need to formally rescind the GOSAC Charter and replace it with a new charter.

Discussion about sending a letter to the 183 owners who border on the RBOS, explaining the RBOS Rules & Regs, especially the prohibition about mowing. Agreement is that this should be done as soon as possible. Ken and Kevin will coordinate on this.

h) Event Planning Committees

1. Yard Sale – Melissa will send an e-mail to solicit an event coordinator
2. Annual Community Picnic – In progress, nothing new to report

i) Eagle’s View

The due date for submissions for the next edition is 8 April.

5. GCA Community Signs

Kevin continues to work this project but the contractor has been unresponsive.

6. Board Vacancy Discussion:

Melissa will send an e-mail to solicit nominations and Ken will post an announcement on the GCA website.

7. Member Comments: None present.

Melissa led a brief discussion about the planned Board Off-Site Training. Upon general Board consensus to have the event, Ken agreed to coordinate dates, location, and agenda.

Ken requested and received Board approval to do a general scrub of the Bylaws and present a revised version to the Board at some point in the future.

8. Executive Session [§ 38-33.3-308(4)(f) – “Review of or discussion relating to any written or oral communication from legal counsel”]

The Board unanimously voted to enter an Executive Session per the above reference at 8:20 PM.

The Board exited Executive Session at 8:45 PM. No decisions were made or votes taken during the Session.

9. Adjournment: Melissa adjourned the meeting at 8:50 PM