



MINUTES - BOARD OF DIRECTORS MONTHLY MEETING

• 9 February 2017

1. CALL TO ORDER: 6:30 PM

Board members in attendance: Kevin Deardorff, Melissa Seidenberg, Ken Judd, Russ Robinson, Michelle Fisher, and Shauna Naous. Absent: Craig Jasper

2. MEMBER FORUM:

Members: John and Jane Suits, 58 Huntington Beach Drive. Commented that they had no particular issues but were just interested in the HOA's involvement in the Struthers Road round-a-bout issue and in the general status of the development project on the former golf course.

Kevin explained that the HOA was not directly involved in the round-a-bout issue except as an interested party. He described the comments and outcomes of the recent public meeting held by James Barash, who is the developer of the Struthers project. Kevin described the current status of the former golf course development project and there were no questions.

Member: Jim Evans. Jim is a long-time volunteer and was present to discuss several technical issues regarding the GCA website to be covered later in the meeting.

No other members or guests were present.

3. REVIEW AND APPROVAL OF JANUARY 2017 MINUTES: No exceptions were noted. Minutes approved by unanimous voice vote.

4. COMMITTEE REPORTS

A. NEIGHBORHOOD REPRESENTATIVES: No updates.

B. NEPCO: The next NEPCO meeting will be March 11th. No significant information relevant to GCA came out of the previous meeting.

C. COVENANT CONTROL COMMITTEE: Kevin presented current Covenants report and reported that the fines for the Fitzsimons fence issue have reached approximately \$1700. The fines were set at \$400 per month as of [date to be provided]. A lien on the property will be filed at the 60-day point. No communications have been received from the owner. Kevin reported that the Covenants function is being transitioned to Craig Jasper.

D. ARCHITECTURAL CONTROL COMMITTEE: Kevin reviewed the ACC status.

Note-worthy projects include: An above-ground pool with a safety fence (approved); and a variance application regarding a backyard stockade fence on Bermuda Dunes. The variance application was discussed by the Board. Kevin moved to disapprove the variance because the only justification was to resolve a neighbor dispute and the Board generally felt that establishing such a precedent would be unacceptable. Vote: Five disapproved, one abstained. The variance is disapproved.

Kevin stated that a variance was expected from a Latrobe property owner for a fence and based on his and Ken's advance review, he felt that that variance could be approved but would forward the application for an e-vote when it was completed. Update: The e-vote was conducted on February 13/14 and was approved by a majority vote.

E. FINANCIAL REPORT: Shauna Naous presented the current financial statements for review and there were no questions or comments. She stated that dues notices have gone out via mail ad

that she and Jim Evans were discussing a database issue that would facilitate e-mailing the notices. A general discussion followed regarding fixes that were needed to improve and update the database.

Shauna presented the fee schedule from the GCA law firm and Ken agreed to review it on behalf of the Board.

The Board discussed whether or not a formal audit was required and determined that a review is all that is required. Shauna will have that done using the same firm that has conducted the review in the past.

Kevin reported that he had been contacted by the Oakland PD regarding the GCA checks that were stolen last year. Some had been fraudulently cashed but GCA has no financial or legal exposure.

F. ROADS, SIGNS & DITCHES COMMITTEE: Kevin reported that at least two street sign posts had apparently been stolen from the Cherry Hills Way intersection and the Mission Hills Way intersection. There is also a missing sign on Fishers Lane. Actions will be taken to replace the signs and posts.

G. EVENT PLANNING COMMITTEES: The annual Garage Sale will occur on June 16-18, which is Fathers Day weekend. We will need a committee chairperson.

H. EAGLE'S VIEW: Final submissions are needed ASAP as the edition will be sent to the publisher with a projected mailing date of February 20th.

5. Technology Use: Jim Evans provided a brief history of the development and evolution of the GCA database and website. He described several issues that he believes need to be updated and requested Board approval to commence the updates and improvements to correct obsolescence and optimize usability. There will be no additional expense. The Board thanked him for his efforts and asked him to proceed.

6. Property Updates: Ken briefed that no significant issues have arisen in the last month pertaining to the development plans. He described issues that he was working with the developer and the County; specifically, issues regarding the site drainage plans, usage limitations of the lower pond, and a general easement for Donala access. None of the issues are significant to the overall outcome but must be worked. He stated that the latest timeline is that the property will be conveyed to GCA by mid-year. He also stated that we need to get the recently approved Amendment Four recorded at the County because County Planning requires a copy as part of the overall development plan. He will take ownership of that process.

7. GCA COMMUNITY SIGNS: The process of getting bids from the contractor appears to be stalled so Kevin and Ken recommended that we find another contractor to complete the project. Both intend to attend the upcoming Home and Garden Show and will attempt to locate another contractor.

Ken reported that he thought Scott Gratrix might donate the large stone sign that has been at the entrance to the old clubhouse and asked Board permission to approach him. The Board concurred. Update: Mr. Gratrix agreed to donate the sign and said he was glad it would be saved. Ken is getting a bid to have the sign moved to a location to be determined.

8. MEMBER COMMENTS: No additional comments.

9. ADJOURNMENT: The meeting was adjourned at 7:56 PM.