

**GARDEN PARK VILLAGE ASSOCIATION  
AND  
GARDEN PARK CONDOMINIUM OWNERS' ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING  
June 30, 2016**

The Board of Directors Open Meeting of Garden Park Village Association and Garden Park Condominium Owners' Association Board of Directors was held June 30, 2016, at the Garden Park Clubhouse.

**Board of Directors present were:**

Ty McCutcheon, President  
Gary Langston, Treasurer  
Chris Gamvroulas, Secretary  
Gene Wright, Resident member, non-voting  
Joe Menelle, Resident member, non-voting

**Management Company present were:**

Suzanne Thomas, Association Manager  
Deborah Keep, Administrative Coordinator

Quorum was established with all members present.

**Call to Order:**

Ty McCutcheon called the meeting to order at 6:01 PM.

**Zero Harm Share:**

Discussion was held regarding preventative measures to take in the summer heat/high humidity months.

Overview of Kennecott Daybreak's transition to Värde Partners, Inc. presented by Ty McCutcheon.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by Gary Langston, seconded by Chris Gamvroulas and unanimously carried to approve the minutes from the June 25, 2015 Board of Directors Open Meeting for the Garden Park Village Association and Garden Park Condominium Owners' Association as written.

**Reports:**

Financials – *Suzanne reported to the Board.*

- i. Review of the unaudited financial statements for May, 2016 for the Garden Park Village Association and Garden Park Condominium Owners' Association.

**Motion:** A motion was made by Chris Gamvroulas, seconded by Gary Langston and unanimously carried to approve the unaudited financial statements for May, 2016 for the Garden Park Village Association as presented.

**Motion:** A motion was made by Chris Gamvroulas, seconded by Gary Langston and unanimously carried to approve the unaudited financial statements for June, 2016 for the Garden Park Condominium Owners' Association as presented.

- i. Review of the delinquency report.
- ii. Management Report – *Suzanne reported to the Board.*

Lot counts as of June 1, 2016 consist of 270 units occupied and being billed assessments, including 178 Single-Family homes, 56 townhomes and 36 condominium units  
No subsidy is required at this time. The management team is working on a subsidy projection for the third quarter and will provide that to the board when ready.  
An update on 4764 Duckhorn Drive Condominium Building repairs was presented.  
Addition of two new resident positions appointed to the Board of Directors, Joe Menelle and Gene Wright, with the remaining candidates having been given several options to become involved in the community by the management team.  
The management company began their bi-annual Age Verification survey

**Old Business:**

- i. There was no old business to discuss at this time.

**New Business:**

- i. Stained Glass Window DRC Application review.

**Motion:** A motion was made by Chris Gamvroulas, seconded by Gary Langston and unanimously carried to approve the installation of the stained glass window

**Next Open Meeting Date:**

September 29, 2016, at 6:00 PM – Garden Park Clubhouse

**Open Forum:**

GP Facility Use, unhappy with lack of oversight by concierge. Inquiry from residents to add a second key card entry system to the west clubhouse entry door. Improve the bike path from GP to Trax station. Would it be possible to paint a Shuffleboard court in the Garden Park Courtyard.

**Adjourn:**

**Motion:** There being no further business, a motion was made by Chris Gamvroulas, seconded by Gary Langston and unanimously carried to adjourn at 7:41 PM.

Approved and respectfully submitted by Ty McCutcheon, President, Garden Park Village Association and Garden Park Condominium Owners' Association.

  
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Ty McCutcheon, President

9.29.16  
\_\_\_\_\_  
Date