

**GARDEN PARK VILLAGE ASSOCIATION  
AND  
GARDEN PARK CONDOMINIUM OWNERS' ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING  
March 30, 2017**

The Board of Directors Open Meeting of Garden Park Village Association and Garden Park Condominium Owners' Association Board of Directors was held March 30, 2017, at the Garden Park Clubhouse.

**Board of Directors present were:**

Ty McCutcheon; President  
Dave Zollinger; Secretary  
Gene Wright; Resident member, non-voting

**Management Company present were:**

Suzanne Thomas; Association Manager  
Mary Chamberlain; Association Manager in training  
Abby Frampton; Administrative Coordinator  
Jeremy McClain; Vice President, Client Fulfillment

**Board of Directors not in attendance:** Gary Langston; Treasurer, Joe Menelle; Resident member, non-voting

Quorum was established with three members present.

**Call to Order:**

Ty McCutcheon called the meeting to order at 6:06 PM.

**Zero Harm Share:**

How do we communicate with residents about upcoming summer construction? Some suggestions were: a separate email blast of the anticipated construction dates and maps, making timely announcements, and a color coded by date map of when projects are expected to start.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by Dave Zollinger, seconded by Ty McCutcheon and unanimously carried to approve the minutes from the September 29, 2016 Board of Directors Open Meeting for the Garden Park Village Association and Garden Park Condominium Owners' Association as written.

**Reports:**

**Garden Park Village**

Financials – *Suzanne reported to the Board*

- i. Review of the unaudited financial statements for February, 2017 for the Garden Park Village Association and Garden Park Condominium Owners' Association.

**Motion:** A motion was made by Dave Zollinger and seconded by Ty McCutcheon to approve the unaudited financial statements for February, 2017 for the Garden Park Village Association as presented. All in favor without objection. Motion approved.

Delinquency report – Abby presented to the Board

- ii. Garden Park Village- The accounts receivable updated for the meeting was \$8,801.32. The percentage of the budgeted assessment delinquent is 2.02%. The number of units delinquent is 43 (13.92%). There were no homeowner accounts recommended for collections.

Management Report – *Suzanne reported to the Board*

- i. Lot counts as of March 1, 2017 consist of 309 units being billed assessments, including 210 Single-Family homes, 63 townhomes and 36 condominium units.
- ii. The pavilion will be completed with the installation of tables and grills once the weather improves.
- iii. The west card reader is awaiting one component to be installed before completed.
- iv. An update was given on the continuous project of pigeon abatement from the Clubhouse rooftops.

- v. Barbara Lewis, the Chair of the Landscape Committee presented their proposal for the addition of park benches and dog waste stations.
- vi. There continues to be growth within Garden Park, it is expected that more condos, townhomes, and single family homes will be built this year.
- vii. Resident Board Member Gene Wright offered his time every Monday evening at the Clubhouse to be available for an informal meeting of residents to request information and/or make inquiries.

**Garden Park Condominium Owners' Association**

Financials – Suzanne reported to the Board

- i. Review of the unaudited financial statements for February, 2017 for the Garden Park Condominium Owners' Association.

**Motion:** A motion was made by Dave Zollinger and seconded by Ty McCutcheon to approve the unaudited financial statements for February, 2017 for the Garden Park Condominium Owners' Association as presented. All in favor without objection. Motion approved.

Delinquency report – Abby presented to the Board

- ii. Garden Park Condominiums- The accounts receivable updated for the meeting was \$5448.60. The percentage of the budgeted assessment delinquent is 13.14%. The number of units delinquent is 10 (27.78%). There were no homeowner accounts recommended for collections.

Management Report – Suzanne reported to the Board

- iii. There is a vacancy for a Resident Board Member. Management will send a formal notice to residents requesting applications
- iv. Fourth condominium building was discussed with future development anticipated in the near future

**Old Business:**

Financial Reports

- i. Garden Park Village: Approve December, 2016 and January, 2017 unaudited Financial Statements.

**Motion:** A motion was made by Dave Zollinger and seconded by Ty McCutcheon to approve the unaudited financial statements for December, 2016 and January, 2017 unaudited financials for the Garden Park Village Association as presented. All in favor without objection. Motion approved.

- ii. Garden Park Condo Owners' Association: Approve December, 2016 and January, 2017 unaudited Financial Statements

**Motion:** A motion was made by Dave Zollinger and seconded by Ty McCutcheon to approve the unaudited financial statements for December 2016 and January 2017 unaudited financials for the Garden Park Village Association as presented. All in favor without objection. Motion approved.

- iii. The Landscape Committee has two openings and the following home owners have submitted an application to the committee: Raeberta Bauer, Franke Greeno

**Motion:** A motion was made by Dave Zollinger to appoint the new committee members, seconded by Ty McCutcheon All in favor without objection. Motion approved.

- iv. The Amenities Committee had nine openings and the following homeowners applied to the committee: Raeberta Bauer, Al Belt, Beth Belt, Sharon Cassidy, Linda Hill, Gloria Morrow, Dona Shelly, Vicki Sugden, Doris Wardle.

**Motion:** A motion was made by Dave Zollinger to appoint the new committee members, seconded by Ty McCutcheon All in favor without objection. Motion approved.

**New Business:**

- i. Ty McCutcheon introduces formation of Daybreak Water Company. Members will be Ty McCutcheon, Rulon Dutson, and Gary Langston-with Ty McCutcheon acting as President. Garden Park has 21 shares from the Daybreak Water Company.

**Motion:** A motion was made by Dave Zollinger to appoint nominees as presented, seconded by Ty McCutcheon. All in favor without objection. Motion approved.

- ii. Joe Menelle has stepped down as a Resident Member. Ty thanked Joe for his service to the board and his community. Joe Menelle's resignation has created a vacancy for an additional Resident Board Member opening and interested residents are encouraged to submit an application for consideration

**Next Meeting Dates:**

Annual Meeting: June 29, 2017, at 6:00 PM – Garden Park Clubhouse


**Open Forum:**

Inquiries about the following; CenturyLink speed upgrades at resident homes, WiFi issues; suggesting installation of a dog park in the community, road construction, Lake Avenue going to Mountain View; and adding speed bumps. Residents also wondered what name won the LiveDaybreak contest for the naming of the park.

**Adjourn:**

**Motion:** There being no further business, a motion was made by Dave Zollinger, seconded by Ty McCutcheon and unanimously carried to adjourn at 7:23 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

5-18-17  
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Date