

**GARDEN PARK VILLAGE ASSOCIATION
OPEN BOARD OF DIRECTORS OPEN MEETING
July 6, 2017**

The Board of Directors Open Meeting of the Garden Park Village Association was held July 6, 2017, at the Garden Park Clubhouse.

Board of Directors present were:

Gary Langston; Treasurer
John Cahoon; Secretary
Gene Wright; Resident member, non-voting

Management Company present were:

Mary Chamberlain, Association Manager
Abby Frampton; Administrative Coordinator

Those not in attendance: Ty McCutcheon; President

Call to Order:

Gary Langston called the meeting to order at 6:04 PM.

Zero Harm Share:

What are general rules when using fireworks? Suggestions included, keep a container of water nearby, do not allow children to light fireworks, abide by rules and city ordinances

Reports:

Garden Park Village

Financials – *Mary reported to the Board*

- i. Review of the unaudited financial statements for May, 2017 for the Garden Park Village Association.

Motion: A motion was made by John Cahoon and seconded by Gary Langston to approve the unaudited financial statements for May, 2017 for the Garden Park Village Association as presented. Unanimously carried to approve.

Delinquency report – Abby presented to the Board

- ii. Garden Park Village- There was one homeowner account recommended for write off to bad debt due to a bankruptcy, then foreclosure totaling \$290.12.

Motion: A motion was made by John Cahoon and seconded by Gary Langston to approve the write off to bad debt due to bankruptcy.

Management Report – *Mary Chamberlain reported to the Board*

- i. Lot counts as of June 1, 2017 consist of 314 units being billed assessments, including 215 Single-Family homes, 63 townhomes and 36 condominium units.
- ii. A Cash Flow report was given with current cash on hand as of 06/28/17 is \$63,615.99.
- iii. The Landscape Committee- The Landscape Committee held their monthly meetings in April and began their landscape inspections on May 22.
- iv. Amenity Advisory Ad Hoc Committee- the Amenities Committee met on several occasions to work on their proposed revisions to the existing Clubhouse Rules & Facility Rental/Use Agreement proposal.

- v. Park- The picnic tables & charcoal grills have been installed and are presently being utilized by residents.
- vi. Pool and Spa- Even though a comprehensive pre-season heater/boiler inspection was performed and the pool opened on May 27, the heater soon failed. Management received estimates for repair and/or replacement from four (4) different vendors, all of who recommended replacement of the heater vs. repair. Our findings were presented to the Board of Directors in June and Aquatech was awarded the bid for the replacement of the pool heater. It is anticipated that this will arrive on July 19 and install date is tentatively scheduled for July 21st.

Old Business:

- i. There is no old business at this time.

New Business:

- i. Asphalt sealing of Garden Park Clubhouse parking lot (Reserve Study Item)-*Reaffirm electronic* vote. Gary responded the email vote is valid and a motion is not required.
- ii. Garden Park Pool heater; purchase replacement heater-*Reaffirm electronic vote*- Gary responded the email vote is valid and a motion is not required. Gary also thanked the members of the community for their patience. He also reported that the boiler was malfunctioning, and multiple bids were solicited and reviewed. The Board quickly evaluated and approved replacing the boiler vs. repairing. Some questions asked by Residents were as follows: Can the pool season be extended due to the pool closures required by maintenance? what is the warranty of the new boiler, did the Board go with the lowest bid, How will the new boiler be paid for, how many suppliers bid, what was the cost of the repair, will there be a refund for the water aerobics class, is the pool temperature causing a problem?
 - a. Pool Temperature and Furniture- A brief discussion was held about the temperature of the pool, as well as a request to evaluate inventory of pool furniture on hand, and determine if there was a need to purchase additional furniture
- iii. Amenities Committee Proposal
 - a. Proposed revisions to the existing Clubhouse Rules & Facility Rental/Use Agreement –Beth Belt gave a presentation about the Amenities Committee and what their role is. They are currently revising the clubhouse rental agreement and rates. Their focus for changing the current rental agreement is to preserve cash flow, reduce wear and tear on the facility, and help with the availability of the clubhouse to Garden Park residents.
 - b. Piano- The Amenities Committee facilitated a fundraising effort to raise funds to purchase a piano for the Garden Park Clubhouse. Doris Wardle requested approval from the Board of Directors to house the keyboard that was purchased with funds collected by Garden Park Residents during the Daybreak Yard Sale. The piano would be for Garden Park Residents only. A discussion was held about having an orientation for piano use and restrictions for clubhouse rental usage.

Motion: A motion was made by John Cahoon and seconded by Gary Langston to accept the piano as a Garden Park amenity to be used by residents only, but not accept responsibility for maintenance or cost to replace or repair the piano.

Open Resident Forum - Comments included: Is there a designated pool temperature?, Concerns about pigeons nesting between the condos (front area by doors) and townhomes-bird feeders could be attributing to the problem, exterior maintenance/landscaping questions– weeds not being pulled, Landscaping plans from Ivory homes not always available, construction trash in the area, questions about the cement being left from construction in vacant lot, concerns about non-members of Garden Park coming to exercise classes, non residents utilization of the pool, responsibility of fence repair and maintenance, questions about Sky Satellite for the Duckhorn condo building.

Next Meeting Date


Board of Directors Executive Session: August 17, 2017

Board of Directors Open Session: September 28, 2017

Adjourn:

Motion: There being no further business, a motion was made by John Cahoon, seconded by Gary Langston and unanimously carried to adjourn at 7:35 PM.

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



Ty McCutcheon, President

Date 9.28.17