



DAYBREAK

GARDEN PARK VILLAGE & GARDEN PARK CONDOMINIUM ASSOCIATION'S 2016 ANNUAL MEETING MINUTES

The Annual Meeting of the Garden Park Village and Garden Park Condominium Association's was held Thursday, December 7, 2016 at the Garden Park Clubhouse.

Board of Directors present were:

Ty McCutcheon, President
Joe Menelle, Resident Member
Gene Wright, Resident Member

Management Company present were:

Suzanne Thomas, Association Manager
Abby Frampton, Administrative Coordinator

Call to Order:

The Annual Meeting of the Garden Park Village and Garden Park Condominium Owners' Association was unofficially called to order at 6:12pm by Ty McCutcheon, President.

Zero Harm Share:

A discussion was held regarding things that everyone can do to stay safe during and earthquake.

Introduction of Board Members and Management Team:

The members of the Board introduced themselves.

Certificate of Quorum:

Quorum of 19.18% was met.

Meeting Minutes:

Motion: A motion was made by Barbara Lewis, seconded by Kenneth Miller and unanimously carried to approve the minutes from the December 3, 2015, Annual Meeting as written.

President's Message:

Ty McCutcheon, President, began by presenting 2016 accomplishments.

- Successfulness of the Volunteers on each Committee
- Summarized the overall design of Garden park, and updated the buildout forecast of the Northwest quadrant.
- Appointment of Board Members
- Passing of Amendment No 2 for the Garden Park Condo Association
- Continuing to be cautious with the financials and reserves budget

Ty McCutcheon closed his presentation by thanking everyone for their continued engagement, for volunteering, and for their feedback within the community.

Community Report:

Suzanne Thomas, Association Manager, expressed appreciation to the Landscape Committee Member volunteers and thanked them for their service to the association.

Barbara Lewis, Landscape Committee Member, gave an overview of the Landscape Committee's accomplishments for 2016. She continued with goals for 2017; such as an interest to add additional benches and dog waste stations, have the committee members be more involved with reporting, following up, and helping to set resident expectations.

The Dames group gave an overview of their committee and welcomed all ladies to join.

Suzanne continued the presentation with a look ahead to goals and projects for 2016.

- Committees
- Front Desk Staffing Improvements
- Programs & Events
- Parks and Amenities
- Reserve Projects
- Community Growth

Suzanne introduced Dan Rodgerson and Wendi Pettett from LiveDaybreak Community Council to share the yearly highlights. Dan and Wendi presented social events from the year, introduced Holiday events currently underway including Project Elf, Santa's Mailbox and the GP weekly newsletter.

Open Question and Answer Forum:

The homeowners were then offered an opportunity to present comments and questions to the Board of Directors. Residents made comments on the following topics:

1. Swimming Pool Heater and maintenance
2. Snow markers added by LMS to help with removal
3. Lake Run Road and Lake Avenue buildout
4. Lawsuit over Federal Mailbox installs
5. Purpose of the Subsidy
6. Lake front building plans
7. Pigeon removal

Adjourn:

The meeting adjourned at 7:22 PM.

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



Ty McCutcheon, President



Date