

# GRAND LAKES COMMUNITY ASSOCIATION, Inc.

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Minutes of the Open Meeting of the Board of Directors on November 24, 2014

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on November 24, 2014. Proper notice was posted on the Grand Lakes website and by signage in the common area.

## **Attending Members of the Board:**

Collins Pier, President  
Glenn Gesoff, Treasurer  
Matthew Knies, Secretary  
Chuck Matheson, Director

## **Regrets:**

Clyde Evons, Vice President

Attending Member of Management: Erica Slater, Community Manager

## **CALL TO ORDER**

Collins Pier established quorum and called the meeting to order at 4:35 PM.

## **APPROVAL OF AGENDA**

The agenda was approved as presented.

## **MINUTES**

Minutes from the October 27, 2014 meeting were reviewed. Collins Pier made a motion to approve the minutes, seconded by Matthew Knies. All in favor.

## **EXECUTIVE SESSION REVIEW**

The Board met prior to this meeting in Executive Session in October. There were no homeowners in attendance. Items discussed in the Executive Session included delinquencies, attorney updates, deed restrictions.

## **FINANCIAL REPORT**

The financials were not yet complete for the month of October pending transfer of bank accounts from prior management. Financials will be available at the next meeting.

## **RATIFICATIONS:**

The following items were approved outside of a meeting and were confirmed:

- Approval via email to accept proposal from AIAI to bind insurance coverage.
- 2015 assessment rate of \$990 to remain the same as 2014 for homeowner. Commercial rate to remain the same per acreage calculation at same rate.

## **NEW BUSINESS**

Pool Report – GHPM met with the board to review top priority repairs for each of the 4 pools for the 2015 season.

Social Community Event Report – PMG will carry out the duties to plan and attend the Winter social event coming up in December. For 2015, a social committee will take charge of the events as the former chair has resigned. The board would like to see more frequent events in 2015 on a smaller scale than have been done in the past. PMG will advertise for new committee members.

Tree removal proposal from IMS was denied and a request to quote price for only trees at risk of falling or hitting homes. PMG will ask IMS to re evaluate tree trimming proposal.

Budget review was tabled.

Collection policy was tabled.

Community credit card forms were signed for community manager to be a card holder in the limit of \$10,000.00.

A meeting with the County Commissioner will be attended by Board Members and the community manager. The community attorney will be asked to attend as well. The meeting will be to discuss the county's plans for a proposed turn lane and median removal project.

Annual meeting is planned for December 16, 2014 at Beckendorff Junior High.

Community manager to work with Chuck Matheson to determine the number of flags needed for the community to participate in the holiday flag program.

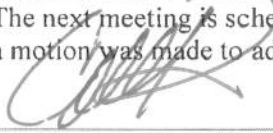
Electricity bids were reviewed from several brokers. The board elected to contract with Summer Electricity which provided the lowest rate.

Community banners with exchangeable strips for community events and meeting to be ordered from Quick Sign.

Duck population problems have been identified in the community and the community manager will locate company which can evaluate the ducks and propose a plan to help keep the population low.

**NEXT BOARD MEETING and ADJOURN**

The next meeting is scheduled for January 26, 2014 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting .



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Date

Submitted by:  
Erica Slater, Community Manager