

GRCA Board of Mangers – Minutes 4/19/23 meeting

In attendance: Pres. Caruthers, V.P. Oldham, Treas. Bartsch, Secy. McEncroe, and Melanie Gage and Roger Pedersen (via Skype). Quorum established, called to order at 6:04 PM

Staff/contractors present: Office Mgr. Royer, Prop. Mgr. Hecht, and Leo Banuelos/Milusos Mtce.

Aaron motioned to approve the agenda with the addition of an Executive Session, Pres. Caruthers seconded, unan.

V.P. Oldham motioned to approve the minutes of the 3/29/23 meeting, Pres. Caruthers seconded, unan. (with Aaron abstaining as he was not at the meeting)

V.P. Oldham motioned to table homeowner's portion of agenda, Aaron seconded, unan.

Building 7 – unit 105: Windows have been boarded up since 2/3/23. Board directed Janie to require that by 5/3/23 the owner provide documentation of having met with a contractor, and signed a contract for replacement of the windows.

Discussion of issues with tenants not complying with rules and regulations: Aaron and Frank will draft verbiage to amend Rules and Regulations to require the owner, or leasing agent, to require tenant to sign an acknowledgement of receipt of GRCA Rules and Regulations.

Property Manager's Hecht's report: Quote for tree maintenance: \$4,984 for 90 trees (same as last year)

Leo Banuelos explained billing for drain cleaning charges

V.P. Oldham asked that the Board consider draining the pool in winter to save heating costs. Discussion ensued concerning possibility of the pool "floating" due to groundwater; Leo will look into it for winter 2023-2024

Treas. Bartsch's report: 2023-2024 Financials: Reserves will drop to a low of ~ \$158,125 in fiscal year 2023-2024 due to the planned replacement of the Domestic HW boiler for building 10 in Dec. 2023 for ~ \$110,000; they will then increase to ~\$340,493 by the end of April 2024

V.P. Oldham motioned to approve the setting of a membership budget ratification meeting, as required by statute, which has been set by LCM Property Mgmt. for 4/27/23 at 6:30PM in the clubhouse at 1290 Golden Circle. Pres. Caruthers seconded, unan.

Old business – none

New business – Exec. Session 7:33 PM, exited at 8:20.

Pres. Caruthers explained to Property Mgr. Hecht that the Board is working with Chris O'Dell to develop a contract for him. (which will take 1-2 weeks). The Board will then provide Property Mgr. Hecht the contract developed by the subcommittee, as well as Chris O'Dell's revised contract. Property Mgr. Hecht will then be given time to review both proposed contracts and sometime thereafter discuss both with the Board subcommittee (which includes Pres. Caruthers, Secy. McEncroe, Aaron, and Carl (if in town)).

Next meeting 5/24/23 at 6PM

Adjournment 8:30 PM