

Minutes – GRCA Board of Managers 5/24/23 Board 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 6:15 PM

Staff/contractors present: Office Mgr. Royer, Prop. Mgr. Hecht

Char motioned to approve agenda with the addition of an Exec. session after the Property Manager's report, V.P. Oldham seconded, unan.

Minutes from 4/19/23 Board meeting: President Caruthers motioned to approve, V.P. Oldham seconded, unan.

Office Manager Royer's report:

- PD – 3 car thefts and 2 break-ins in the past month. Roger asked about possibility of the "Flock system" which the PD recommends; the units cost \$5,000 each and have a live feed to PD. Due to the cost of the number of units that would be required (and their not being in the budget approved April 2023), no motion was made. Pres. Caruthers suggested that Janie post a note recommending steering wheel clubs/locks.
- Has confiscated several entry cards which had been loaned to non-residents.
- Proposed closing clubhouse at 8 PM F, S, Sun, and allowing adult and young residents access until that time; would save money & make staffing easier. The clubhouse currently closes at 6 PM M-Th, and 10 PM F, S, Sun; she noted that there are typically only 2-3 people (or less) after 8PM. Pres. Caruthers motioned to approve closing at 8 PM F, S, & Sun.; Treas. Bartsch seconded, unan.

Property Mgr. Hecht's report:

- Need to enforce pet registry rules. Treas. Bartsch noted that residents should provide evidence of rabies vaccination as part of pet registry. Michael noted that the Rules and Regs. currently only allow for one animal/unit, and it must be 10# or less. V.P. Oldham said he would draft verbiage for the next Board meeting to modify the Rules and Regulations. Janie noted that in addition to the need to enforce pet registry rules, that she recently found 2 people who have been here 2 years and have failed to register their cars.
- Reported that he was able to get grounding rods for the new boilers installed for \$2,200 vs. the \$7,400 originally quoted.
- Have \$6,000 budgeted for sprinklers in the 2023-2024 budget. He would like \$100,000 to completely replace the system. The Board asked that he submit his request for consideration during the 2024-2025 budget process.

Aaron arrived at 7 PM

Treas. Bartsch's report: The final 2022-2023 financials show \$401,000 in reserves; that includes: \$32,000 for Gen. Bldg. mtce., \$38,000 for parking lot mtce., and \$233,000 for boiler replacement in 2023-2023.

Entered Exec. Session at 7:20 PM, exited at 8:01PM

Aaron motioned to provide the contract for the Property Mgr. position that was reviewed by Chris O'Dell, and approved by the Board, to Property Manager Hecht for his review. Melanie seconded; unan.

Next meeting – 7/19/23 at 6 PM (no meeting scheduled for June 2023).

Adjourned 8:09 PM