

10/16/23 Meeting of the GRCA Board:

In attendance:, President Caruthers, , V.P. Oldham, Treasurer Bartsch, Secretary McEncroe, and Roger Pedersen. Quorum established, called to order at 6:09 PM

Agenda approved with addition of additional discussion on dog park. President Caruthers motioned to approve, V.P. Oldham seconded, seconded, unan.

Char motioned to change the improper title in the 8/30 minutes which stated Janie Royer as "Property Manager" instead of "Office Manager, V.P. Oldham seconded, unan.

Homeowner Open Forum: 5 guests

1. One wants parking spaces labeled with unit # - allow painting for owners so requesting? A flyer will be posted requesting that all residents/owners respect assigned parking; for a number of reasons, it is not advisable to paint the unit number on the parking space. Property Manager Hecht stated that he doesn't want to purchase stickers with space # for each vehicle due to: High turnover, resultant cost to purchase 600 stickers, and additional paperwork. President Caruthers is working on improving communication
2. Could owners be exempt from paying the \$50 rental fee for the party room, and only charge renters to use party room? V.P. Oldham motioned that when an owner wants to use the party room, that the rental fee be waived, and that the party room fee to renters be increased to \$75. Motion died to lack of a second

Office Mgr. report – still short staffed; current wage is \$13.75/hr.

Property Mgr. report:

1. Wants \$4,000 for a truckload of placed concrete – would fix step/pad at Bldg. 2-B, and additional 400 sq. ft.; Secy. McEncroe motioned to so authorize, President Caruthers seconded, unan.
2. Will bring an estimate to the November meeting of what it would cost to have Hulk Enterprises evaluate structural needs on below grade units.
3. Ok to purchase a security vest for \$600? President Caruthers motioned to approve a security vest for Michael, Secretary McEncroe seconded, unan.
4. President Caruthers motioned to authorizeapprove \$3,000 to take down 3 trees, V.P Oldham seconded, unan.

Treas. Bartsch's report: 503K in banks, 450K in reserves, 34K revenues over expenses (operating is 22K below budget), only 15K in delinquencies:

1. Aaron motioned that we initiate foreclosure on two units over 3K in arrears in HOA dues, Roger seconded, unan.
2. Need to expedite work on joists (Martin/Martin working with Contractor)

New business – Roger spoke with Golden Planning & Zoning. What about PUD amendment to use dog park/tennis court for storage buildings. Steel building for mini-warehouse 10, 8X10 units (8'6" high) 14-16K bldg., 10K concrete, ~ 33K. President Caruthers noted that an 8X10 by Wrigley's is \$128/minth. Also could investigate modifying Declarations to allow less than unanimous vote to sell property – Aaron motioned to have Treasurer Bartsch decide who (Chris O'Dell, Suzanne Leff, or?) to evaluate what needs to be done to change declarations. Roger seconded, unan.

Roger asked about communication with Bob Weiss. OK to question as appropriate, specifically, the annual audit? Yes

Next meeting wed. Nov 15 – 6PM

Adjourned 8PM