GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
September 4, 2014

John Rasmussen called the meeting to order at 1:10 p.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	John "Randy" Kuhl, Director (via phone)
Glenn Norton, Vice-President (via phone)	Earl Monari, Director (via phone)
Robert Krueger, Treasurer	Joyce Morris, Director
Bryon Smith, Secretary	Chris Gourdie, General Manager
Carl Bauer, Director	Carol Post, Assistant General Manager

Richard Moore was absent.

The president called the meeting to order and announced that a quorum was present and that the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

Under provisions for owner comments, Craig Foster expressed concern about not being able to get tenant information. He would like for tenants to complete an extra document which would be available to condominium owners and would state the name of the tenant, vehicle information and number of people living in the unit.

Mr. Foster also expressed concern about crime in the Grenelefe area. He said Westgate has security at their other properties and would like for the board to consider having security at Grenelefe. Chris Gourdie indicated that he would address this topic later in the meeting.

Mr. Foster also brought up the topic of the roads. He suggested that we inquire about the County taking over the roads, but John Rasmussen stated that the County won't take the roads until they are up to County specs, which could cost three times as much and would still require approval by CFI. Mr. Foster then suggested that the Association find out what it would cost for 100 feet of road to be repaired.

The minutes of the June 5, 2014 board meeting were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the June 5, 2014, meeting stand approved as submitted.

Robert Krueger then gave the treasurer's report. He indicated that he had reconciled all of the Association's bank statements with the balances on the balance sheet, and that all the numbers are accurate. He stated that the Association ended July with a surplus of income to expenses of $12,317 for the month and $68,096 for the year to date. Operating cash was $916,630 and cash in reserves totaled $738,115. Carl Bauer questioned the parking lot reserve being down, and

Carol Post explained that this was due to the paving being completed and expensed in May, but that balance will continue to increase through the end of the year.

Chris Gourdie reviewed some highlights of the General Manager's Report. He presented pictures of a project wherein the Association replaced a rotted wood retaining wall with stone. Mr. Gourdie stated that the landscaping brick does cost more than treated lumber but will last much longer. Earl Monari agreed that using it would be well worth the money, that he has personally done two areas and they have held up perfectly.

Carol Post then gave a report on delinquent accounts. She indicated that one account had been brought current since the last report and that two owners had set up repayment plans.

Mr. Gourdie presented the crime report for May 2014, which shows that crime at Grenelefe is not increasing. Mr. Rasmussen suggested that Mr. Gourdie ask where Craig Foster received his information about crime and compare the two sources.

The next item on the agenda was amending the document to prohibit yard sales. Mr. Gourdie informed the board that a renter had conducted a daily yard sale for several days. They were issued a seven-day cure notice but ignored it since they were moving anyway. Mr. Gourdie checked with the Association lawyer to see if there are any county ordinances or anything in the Association's documents prohibiting yard sales and found out that there are none. Carl Bauer inquired about the possibility of holding an annual yard sale behind the rental office. The board decided that it wasn't necessary for the Association to create a new rule to address this.

The next item on the agenda was a report on insurance renewals. Ms. Post stated that the next renewal will be the Association's fidelity bond in December.

The next item on the agenda was a proposal for demolition of the Olde Camelot pool and pump house. Chris Gourdie indicated that the Association office has an old letter from the lawyer expressing concern over liability should someone get hurt. While Westgate was having buildings demolished on west side, Mr. Gourdie asked the vendor to provide a quote to have the pool collapsed and the area filled in with dirt. The vendor gave a quote of $5,850, which also includes having the fence removed and the debris hauled away. Bryon Smith stated that the quote received was very reasonable. Earl Monari asked about sinkage in the future, and Mr. Gourdie said it shouldn't be a problem, but the Association may have to pay for a load of dirt to fill in the area if it settles. Robert Krueger moved and Joyce Morris seconded a motion, which was approved unanimously, to proceed with the demolition of the pool and pool house on Olde Camelot Circle.

The next item on the agenda was a review of wage information. John Rasmussen stated that the Association's wage information has not been updated in four years. He recommended that six of the ranges be updated but no current wages be changed. Robert Krueger moved and Carl Bauer seconded a motion, which was approved unanimously, to update wage tables according to the spreadsheet presented by Mr. Rasmussen.

The next item on the agenda was approval of the proposed operating budget and recommended level of reserve funding for 2015. Robert Krueger stated that he had spoken with Earl Monari and Carl Bauer, the other two members of the budget committee, and they were in agreement that the budget was satisfactory. Earl Monari moved and Randy Kuhl seconded a motion, which was approved unanimously, to accept the 2015 operating and reserve budget as proposed.

The last item on the agenda was the condition of the roads. Carl Bauer stated that he has heard once again that there is a buyer and a sale is imminent. Mr. Rasmussen asked whether the roads are dead and Mr. Bauer indicated that that is the answer he got.

Randy Kuhl then inquired about which directors' terms will be expiring, and Ms. Post stated that she would send an email with that information.

At 2:10 p.m., Randy Kuhl moved and Joyce Morris seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

Bryon Smith
Secretary