

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
November 1, 2018

The president called the meeting to order at 10:05 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	Earl Monari, Director
John "Randy" Kuhl, Treasurer	Joyce Morris, Director (via phone)
Bryon Smith, Secretary (via phone)	Chris Gourdie, General Manager
Carl Bauer, Director (via phone)	Carol Post, Bookkeeper
Tom Leiser, Director (via phone)	

Tom Sparks was absent.

The president announced that a quorum was present and the notice for this meeting was posted in accordance with the bylaws and statutory requirements. No owners were present to address the board.

The minutes of the September 6, 2018 meeting were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the September 6, 2018 board meeting stand approved as submitted.

Randy Kuhl then gave the treasurer's report. He stated that the Association is running a deficit, a pattern that will continue through the end of the year, due to the large carryforward from the prior year. He stated that expenses are running close to budget and reserves are increasing on schedule.

Mr. Gourdie then presented some highlights of the general manager's report. He stated that the building department has been understaffed and thus has been able to complete the preventative maintenance on only six buildings so far this year. The staff has also accomplished other projects, including building an overland bridge in an area at the lakelofts where the sidewalk often floods.

He stated that the HVAC department does a great job maintaining all of the A/C equipment, as well as taking care of smoke detectors, repairing laundry equipment and checking water heaters for leaks. He indicated that the grounds department has installed more than 4,000 plants and a lot of sod this year, including some installs at the lakelofts, and has done 168 building details thus far, up from 83 this time last year. The Association lost its irrigation tech to a large landscaping company and is trying to develop someone internally for the position. Under administration, he stated that accounts in attorney collection total \$21,000 and that seven units have sold since the last report.

He then gave an update on the trash disposal areas, stating that the new compactors are scheduled for delivery on November 15. He also stated that he learned the new requirements for association websites do not apply to the Association, because none of the 18 associations contain more than 150 units. The Association will, however, go ahead with the changes when it has the site converted from an html-based platform to Wordpress.

He reported that the Association is coming up on year nine for its washers and dryers, and that the machines have performed well and required few repairs. He stated that the cost to purchase the same machines has increased by 37 percent, and that the Association will increase the cost to use the machines from \$1.50 to \$1.75.

The next item on the agenda was the auditor's management letter. Carol Post reviewed the report with the board, which indicated that the auditor encountered no problems during the audit process. Ms. Post stated that the auditor met with Chris and her, and they discussed how much should be held in surplus considering the Association's unique position with a large majority owner, as well as the possibility of allocating future surpluses to a new reserve for the purpose of funding projects and covering deductibles for natural disasters.

The last item on the agenda was natural area management. Earl Monari stated that several of the volunteers have asked him why the areas they cleared weren't maintained by Association personnel over the summer, and Mr. Gourdie stated that it was his understanding that the board had instructed him not to chemically kill anything, to just maintain the beauty barriers, based on the advice of Shannon, the naturalist. Mr. Gourdie stated that with the amount of work to do in the summertime, having to mow every week, his staff would have a hard time maintaining those areas.

Mr. Rasmussen pointed out that Shannon had advised against spraying chemicals in those areas, because the unwanted chemically resistant plants would grow back. Mr. Gourdie stated that when she returned to the property, she found that very few of the intrusive species were growing back in. Mr. Rasmussen reiterated the concern he had expressed in prior meetings that a few people were deciding for the entire membership how to manage these areas rather than taking the issue to a membership vote, or at least polling the owners. Mr. Bauer expressed concern about liabilities issues if one of the volunteers were to get hurt. He also felt that areas that aren't touched just look natural, but once the volunteers clear areas and then they aren't maintained, it looks like the Association isn't doing its job.

Both Mr. Kuhl and Mr. Monari expressed a desire to have a place cleared for recreational activities. Mr. Rasmussen brought up the discussions that were held several years ago regarding putting in a park in Camelot Circle. Mr. Gourdie stated that when the private owners were polled, some were very passionate, but no one wanted to spend the money. Mr. Monari suggested rather than a big project with a pool, like previously proposed, to start small, with a park where residents can play bocce ball and horseshoes.

Mr. Monari stated that some of the areas which are now natural used to be landscaped but were let go after the Sports Shinko bankruptcy. He felt that the Association needs to do something. He then made a motion, which was seconded by Randy Kuhl, to move ahead with the proposal Mr.

Gourdie put together for the two areas discussed at the June meeting and three others that Mr. Gourdie had chosen based at the board's direction.

A discussion ensued, wherein Mr. Rasmussen asked if everyone can be very judicious with what they remove. Mr. Gourdie stated that sections 6-I and 4-C, as discussed at the June meeting, would have extensive work done, but the other three sections would be only the beauty barriers. Mr. Monari stated that the board needed to come to a conclusion about how to maintain the areas the volunteers have already done. Mr. Rasmussen suggested doing sections 6-I and 4-C, near the entrance to the golf course, and cleaning up what has already been done. Then the board can decide what to do for maintenance. Mr. Rasmussen stated that he didn't want to see bare dirt, but still felt the membership should be asked.

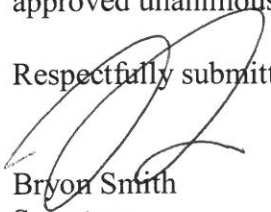
Earl Monari then rescinded his motion and Randy Kuhl withdrew his second. Earl Monari moved and Randy Kuhl seconded a motion to clear and landscape 6-I and 4-C as laid out in the plan prepared by Mr. Gourdie, and clean up the areas already done by the volunteers, removing the new growth. Mr. Rasmussen stated that the board should have some idea of how to maintain the areas if the Association is going to go back and clean them up. Mr. Gourdie stated that he isn't going to be able to train his staff to be naturalists and know which plants to leave and which to remove. He also stated that he wasn't good with planting a bunch of plants in those areas and having to install irrigation. Mr. Monari agreed and asked how the areas can be brought back to the way they were after being cleaned, whether it would require putting in pine straw or spraying chemicals. Mr. Gourdie stated both. Mr. Rasmussen asked if it can be done without chemicals, and Mr. Gourdie said the growth rate is too fast and it would take too many hours to manually weed whack everything.

Mr. Rasmussen suggested planting low-maintenance plants that don't require a lot of water, such as some low shrubs, so it's not just a bare patch of pine straw. Mr. Gourdie said the vines and weeds have to be eliminated first, because they're more aggressive than anything that would be planted. He said it will require several cycles of killing, which will take time. Mr. Monari said the board needed to give Mr. Gourdie the leeway to do the continuous cleanup needed until he felt it was time to plant something that will grow well. Joyce Morris asked if the some of the very thick Boston ferns can be thinned and replanted in other areas, and Mr. Gourdie said he would have the staff try to transplant some when the rainy season started. A vote was then taken, and the motion passed unanimously.

After some more discussion, it was decided that once Mr. Gourdie had completed an area and had a finished product to show the membership, with an idea of the cost, the Association would poll the membership.

At 12:03 p.m., Joyce Morris moved and Randy Kuhl seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,



Bryon Smith
Secretary