

**PARKSIDE AT GOVERNORS RANCH HOMES ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
OCTOBER 21, 2009**

Call to Order. President, Dick Igel called the meeting to order at 7:30 p.m. He welcomed everyone and introduced the other board members: Karen Phannenstiel, Marla Crow, and Nick Schurr. Georgia Evans was absent, but Dick explained that she was filling out the term of Linda Chamberlin who had to resign for personal reasons. Dick thanked Marla Crow and Nick Schurr for their service to the board as their present terms come to an end. Dick also introduced Sharon Leiter, the Financial Manager.

Establish Proper Notice and Quorum. The bylaws require that notices of the annual meeting be mailed not less than 15 nor more than 60 days before the meeting. They were mailed September 26, 2009. The quorum requirement of 10% of owners present at the meeting was met. Forty-one ballots were submitted: 11 by mail; 30 homeowners were present at the meeting.

Election. All ballots were cast for the two nominees, Bryan Erbentraut and Chuck Schuler. There being no other nominees, board President, Dick Igel, declared the two new board members as unanimously elected. Bryan Erbentraut was recognized; however, Chuck Schuler could not attend the meeting because of a previously scheduled trip.

Minutes of the last annual meeting. Association members reviewed the minutes of the October 15, 2008 annual meeting. A motion to accept the October 2008 minutes as presented was made by Sherry Moore and seconded by Marla Crow, and passed unanimously.

Financial Report. Sharon Leiter, Financial Manager, presented a report of the Audit for 2008 and then reviewed the Financial Reports dated January 1, 2009 through August 31, 2009. A motion by Marla Crow to accept the Financial Reports as presented was seconded by Nick Schurr; the motion passed.

Welcome from Board. Board President, Dick Igel welcomed everyone. He introduced new residents, Andy Lebin (5305), who was present, and Henry and Priscilla Repp (5381), who could not be at the meeting, and also, Mike and Dana Yturri (renters in 5341) who could not attend. Dick thanked the board members and volunteers for all their hard work. He said there were sign up sheets for the Social, Design Review, and Capital Improvements committees and for help with the Christmas decorations. He encouraged everyone to get involved and sign up.

Dick thanked Susan Medley for her work with the newsletter, and Joel Medley for his help with the gate openers. He also thanked Kim Lujan for her help in resolving the Best Buy noise issue. Then he thanked Judy Yaw, Paul Korby, Helen Wulf, Betty Smith and all the others that have given so much of their time as volunteers over the past year.

Dick mentioned that the South gate landscaping still needs more improvements; there will be more next year. Also, lights are wanted on the path to Governor Grant Park. Governor's Ranch has lots of committees and he encouraged all to get on those committees and get involved. Governor's Ranch welcomes Parkside's participation on committees and he mentioned that Pat Shaw is on the G.R. Clubhouse Committee.

Social Committee. Dick extended a big thank you to Elaine Olson as Chairperson, and to all the members for all their hard work on the committee. He asked all the members to stand for a well-deserved round of applause. Pat Shaw and Doris Hellem will serve as co-chairmen for the next year.

Design Review. Judy Yaw reported that the committee is still working with homeowners on repairs stemming from the big hail storm. Seventeen homeowners have to have roof replacements. She explained that even if you are repainting and/or re-roofing with the same color, you now need to submit a request form. It is important to have a copy in the Design Review files for future reference. Judy said there would be a spring walkthrough again. Helen Wulf, B.J. Smith, and Joyce Marshall are serving on the committee. Design Review Request Forms are on the table to pick up if you need them; fill out two copies—one for your files and one for the committee's files.

Hospitality. Georgia Evans is the new board liaison. A big thank you was given to Betty Smith and B.J. Smith (not able to attend the meeting) as the Parkside volunteers who welcome new homeowners to the neighborhood with cookies and directories, and send get-well and sympathy cards when needed.

Capital Improvement. Nick Schurr reported on the asphalt repair that had been done in 2008. Also, the uneven areas where the cement slabs of the sidewalks join have been ground down to eliminate tripping hazards. Paul Korby has trained a new man to repair cracks in the cement with Qwikcrete Vinyl Concrete Patcher. The committee is looking into repairing cracks in the gutters. Also, bids have been solicited for more asphalt repair, but only one company has placed a bid so far. Nick asked anyone noticing street lights that have burned out to contact a board member or [www.xcelenergy.com](http://www.xcelenergy.com)--they are really great about coming out to fix them.

OPEN FORUM:

- Chip Plum and Marge Schurr are conducting a survey of those who would be interested in snow shoveling for individual homeowners. This is a completely voluntary and individual decision. A contractor will deal with each homeowner for sidewalks and driveways. There are four categories of sidewalks and driveways beginning with three inches of snow: small @ \$15; medium at \$20; long @ \$25; and very long @ \$30. More than eight inches of snow would cost more.
- Paul Korby would like a list of volunteers to help shovel sidewalks for those neighbors who need help.
- Barb Peabody asked about the current snowplowing and Nick Schurr said it is the same as last year—if it is a heavy snow, all of the South street will be cleared and the snow moved out the gate. Joanie Rupert mentioned that the SW corner is always a problem. Dick Igel said he would work with the snowplower to keep the SW corner clear on the S. side.

Adjournment. Dene Uhrlaub moved to adjourn; seconded by Nick Schurr. Motion passed; meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Sharon Leiter, Financial Manager