

GOVERNOR'S RANCH HOMEOWNERS ASSOCIATION

Minutes Regular Board Meeting August 18, 2011

The meeting was called to order by Board President. Leo Johnson, at 7:03 pm. Other Board members in attendance were Jules Gossanyi, Susan Geddes and Carolynn Schwalbach.

Les Burns arrived at 7:12 pm.

Homeowner Comments:

A homeowner on W. Powers Circle attended the meeting to discuss a retaining wall that his neighbor built and the engineer's report he had done which states the wall changed the drainage. After discussion the Board suggested the homeowner contact the County regarding a change to the drainage as noted in Section 3.28 of the Regulations and also asked the homeowner to share the report with the neighbor and discuss the neighbor's willingness to make changes to the wall.

A designee for a homeowner on W. Hialeah Place asked for a hearing on a complaint he received about wood storage on the property. The hearing was called to order by Leo at 7:23 pm. The designee requested a recording of the hearing and the Board declined. The designee requested a future meeting and stated the reasons for disagreement with the complaint and the process. Discussion followed. The Board indicated they would take the matter to the attorney. Leo adjourned the hearing at 7:55pm

Leo called a five minute recess.

The meeting reconvened at 8:00 pm.

The minutes of the July 28, 2011 meeting were reviewed. A motion was made by Carolynn and seconded by Jules to approve the minutes as submitted. Motion carried.

Committee Reports:

The Design Review Committee reviewed 10 submittals, and twenty eight complaints at their last meeting. They also approved fines on two properties for violations that have not been remedied within the time frames allowed in the Regulations. A motion was made by Carolynn and seconded by Susan to ratify the email and telephone vote by the Board of Directors for the fines on W. Hialeah Place and S. Garland Way and Crestline Drive. Motion carried with one abstention.

The Finance Committee reviewed the July financials. A motion was made by Susan and seconded by Jules to accept the July financials. Motion carried.

The Grounds Committee discussed the landscape contract and the options for a new contract when the current contract expires on December 31, 2011. The proposal from Schultz Industries, our current contractor, was discussed. Schultz has offered a new contract for three years at no additional cost. The Committee decided to stay with Schultz Industries for the period of January 1, 2012 through December 31, 2014.

The Pool Committee discussed changing the guidelines so that animals are not permitted in the pool area. There was general agreement although service animals would certainly be allowed. There was a review of the summer activities. The Swim Team discussed coaches bonuses, fall swim clinic, 2012 purchases and new officers for 2012.

There was no Old Business.

There was no New Business.

Manager's Report:

The Manager asked for a ratification vote on an email vote to assess Design Review fines on three homeowners. A motion was made by Carolynn and seconded by Jules to ratify the email vote. Motion carried with one abstention.

The Manager had a funds transfer to be signed.

There was discussion on the blockage at the Ida Place retention pond, the landscape contract, lifeguard bonuses, 2012 budget preparation and a property on Dudley Street.

A motion was made by Susan and seconded by Carolynn to open an Executive Session at 8:40 pm for the purpose of discussing a legal matter.

A motion was made by Jules and seconded by Carolynn to close the Executive Session at 9:05 pm. No decisions were made during the Executive Session but the Board directed the Manager to contact the Association attorney for further clarification on a disagreement between a homeowner and the Board.

The Board set the next meeting for September 22, 2011 since several Board members will not be available on the regularly scheduled meeting date.

A motion was made by Susan and seconded by Jules to adjourn the meeting at 9:12pm. Motion carried.

Respectfully submitted,

Les Burns
Secretary-Treasurer
Transcribed by J. DeVita