

GOVERNOR'S RANCH HOMEOWNERS ASSOCIATION

Minutes Regular Board Meeting November 17, 2011

The meeting was called to order at 5pm by Board President, Leo Johnson. Other Board members in attendance were Jules Gossanyi, Les Burns and Carolyn Schwalbach. Susan Geddes was absent, excused.

There were no homeowner comments.

The minutes of the October 20, 2011 were reviewed. A motion was made to approve the minutes as submitted. Discussion followed. Motion carried.

Committee Reports - The Committee reviewed the Facility Use Guidelines. They are suggesting minor changes but they are not suggesting an increase in the rental fees.

Design Review - At the last two meetings 11 submittals were reviewed on items such as sheds, an addition, paint, shutters, doors, landscape edging and windows. Fourteen complaints were issued on barking dogs, shutters, paint, windows, junk vehicles, dead trees, a patio cover and storage.

Swim Team - The Committee reviewed the calendar for 2012, discussed hiring a third coach, discussed equipment purchases and the addition of another Swim Team to the South Jeffco league.

Tennis - The Committee discussed capital reserve requests, resident/non resident issues and the Junior Tennis program. The Board discussed the resident/non resident issue and determined that the two-thirds resident/one-third non-resident guideline will be applied to all of the teams as a whole. For tennis registration it will be first come and first served for non-resident teams to keep the numbers at or under the guideline.

Old Business:

The Board reviewed an Engineering Report received from a homeowner on W. Powers that is in opposition to a previous Engineering report that was received on the same project. Discussion followed. The Board directed the Manager to write letters to both homeowners on resolution to the issues but no remedial action will be taken by the Board.

New Business:

The Board reviewed the first draft of the 2012 Operating and Capital Reserve budgets. There were a number of projects on the Capital Reserve budget that are repairs and two new construction projects were removed from the list for 2012.

Manager's Report:

Nine liens have to be filed for non-payment of assessments. One past due account has not responded to two letters from the attorney. The attorney is ready to proceed against the homeowner. A motion was made by Les and seconded by Carolynn to proceed with filing against the homeowner. Discussion followed. Motion carried.

The Manager asked for signatures on two transfers.

The Manager asked for comments and guidelines on allowing use of the Clubhouse for daytime children's programs. The Board agreed there should be some written guidelines on noise, food and clean-up.

The Board staff luncheon was discussed.

A motion was made by Jules and seconded by Carolynn to adjourn the meeting at 6:50 pm. Motion carried.

Respectfully submitted,

Les Burns
Secretary-Treasurer
Transcribed by J. DeVita