

GOVERNOR'S RANCH HOMEOWNERS ASSOCIATION

Regular Meeting
Board of Directors
October 20, 2011

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

Homeowner Comments:

Homeowners from W. Powers Circle attended the meeting and shared their continuing concerns about a retaining wall that their neighbor built that has, in their opinion, changed the drainage pattern between the homes

The minutes of the September 22, 2011 were reviewed. A motion was made by Carolynn and seconded by Jules to approve the minutes as submitted. Motion carried.

Committee Reports:

The Clubhouse Committee discussed capital reserve items for 2012, cleaning the folding chairs and a review of the Facility Use Guidelines. They also decided to keep the 9' Christmas tree. The Design Review Committee has reviewed 16 submittals, two resubmittals and 24 complaints in their last two meetings. They are also reviewing the Residential Improvement Regulations for any changes.

The Finance Committee reviewed the September financials and forwarded the financials to the Board for acceptance.

The Pool Committee discussed the guidelines in regards to reserving space for pool parties. They decided to purchase a canopy and a few small tables that pool parties could use for a small charge. The Pool schedule was discussed and will be similar to the same schedule that has been in place for the last few years.

The Grounds Committee reviewed the year and discussed capital reserve projects for 2012.

Old Business:

The Board had further discussion on the drainage issue and directed the Manager to contact the owner of the retaining wall for some additional information.

New Business:

The Board reviewed the September 2011 financials . A motion was made by Jules and seconded by Carolynn to accept the September 2011 financials. Motion carried.

Manager's Report:

The Manager reported that there was no further information from Jeffco Road and Bridge about the Raccoon Creek path, gave an update on assessments received, gave an update on a property on W. Long Drive, asked about 2012 budget issues and discussed the 2012 Holiday Event.

The Manager asked the Board about allowing a homeowner to speak with the Association attorney about a Design Review issue. The Board did not want to allow the expense and put the attorney in an awkward position if the issue goes to a court case.

There was discussion about closing the office at 4:30 pm beginning on October 31st and the Board approved a 4:30 pm closure through early March.

The Board signed two transfers as a regular bookkeeping issue.

There was approval of the 2011-2012 goals for the Manager.

A motion was made by Susan and seconded by Carolynn to adjourn the meeting at 8:28 pm
Motion carried.

Respectfully submitted,

Les Burns
Secretary-Treasurer
Transcribed by J. DeVita