

GOVERNOR'S RANCH HOMEOWNERS ASSOCIATION

Minutes Regular Board Meeting September 22, 2011

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

Homeowner Comments:

A homeowner attended the meeting to speak about Regulation 3.06 regarding limiting the number of dogs to two. He submitted a letter to the Board and for the Design Review Committee asking for a change in the Regulation and exception to the Regulation until it is changed.

The minutes of the August 18, 2011 were reviewed. A motion was made by Jules and seconded by Susan. Jules asked a question about the wording on holding a hearing. The Board agreed the wording was correct. Motion carried.

Leo asked for a change in the agenda and called for New Business so a speaker from South Jeffco Road and Bridge could proceed. The Board agreed to the Agenda change.

New Business:

Kyle Newmyer from South Jeffco Road and Bridge spoke on the path along Raccoon Creek. He was asking for financial support from the Board to resurface the path and to accept ownership of the path. The Board asked for additional information and will discuss the issue further when the information is received.

Old Business: There was no Old Business.

Committee Reports:

The main discussion for Clubhouse Committee was regarding possible capital reserve projects for 2012. The Manager reviewed items from the Engineering Study and the Committee decided the items on the Study could wait. They will ask for the cabinets to be cleaned and handles to be added. The Committee received a request to replace the square tables in the main room and after discussion declined the request.

The Design Review Committee reviewed 15 submittals and 36 complaints. The Committee voted to ask the Board for a fine on a home on S. Iris St. and a fine on a home on W. Hiialeah Place. A motion was made by Carolynn and seconded by Susan to approve the fines. Discussion followed. Motion carried.

The Finance Committee reviewed the August financials and forwarded the financials to the Board for acceptance. A motion was made by Les and seconded by Jules to accept the August financials. Motion carried.

A motion was made by Jules and seconded by Susan to adjourn at 8:32 for an Executive Session for the purpose of discussing legal and personnel issues. Motion carried.

A motion was made by Susan and seconded by Jules to adjourn the Executive Session at 9:56 pm. Motion carried.

As a result of the Executive Session the Board directed the Manager to have the Attorney send a more direct letter to a homeowner with unpaid assessments and a suit will be discussed at the next meeting, to send a letter to a homeowner not granting an exception to the Regulations in regards to three dogs and to send a status letter reducing the amount of a fine for closing on a Dudley Street property and to implement the items on a personnel notice.

Manager's Report:

The Manager asked for a transfer to be signed, updated the Board on the 2011 audit, asked about holding an event for paper shredding and discussed the table request. The Board declined to hold a shredding event and agreed with the Clubhouse Committee on the table request.

A motion was made by Susan and seconded by Les to adjourn the meeting at 10:10pm. Motion carried.

Respectfully submitted,

Les Burns
Secretary-Treasurer
Transcribed by J. DeVita