

SGE Board Meeting Minutes for May 11, 2010

The meeting was held at The Holy Trinity Anglican Church in Gleneagle. President Ralph Nussbaum called the meeting to order at 4:00 PM. Board Members present were Ralph Nussbaum, Lisa Heastan, Steve White & Myrna Whitfield. Kerry Cantrell from Z & R Management Co. was also present as was Harvey Heastan, Treasurer (Non-Board Member). Dick LaRue was absent.

Open Forum began at 4:00 PM.

Jack Allen complimented the Board and other volunteers for doing a nice job on the new wall that they installed at 14425 Summer Glen Grove on Saturday May 1st. Ralph thanked the other volunteers, his son Randy and Randy's family, Harvey Heastan, Dick Hallman, Steve White, Myrna Whitfield, and John Wixson. He also stated that he HOA saved over \$3800 versus the estimate that was received from a landscaping company.

Dick Hallman's comments about mold in his attic were deferred to the regular board meeting as time had been allotted for him to speak then.

Ben DeMeter reported that he has a roof leak and Don Newton said he had a roof leak also. The leaks had been reported previously and Kerry was aware of those. Kerry said he would do a follow-up on the work orders.

One resident asked if the gates could be left open for the Gleneagle Garage Sale which will be June 11th and 12th and after much discussion, the Board decided not to have the gates open for the community garage sale.

One resident reported phone calls from the north gate call box at 2AM.

Ben DeMeter reported smelling skunks in the complex. Jack Allen said there were some skunks in the complex a couple of years ago.

The Regular Meeting Began at 4:18 PM.

The previous meeting minutes were approved and Harvey presented the financials.

Kerry presented the Manager's Report:

- One homeowner is in legal collections for late fees.
- Pigeon Control—Jack Allen & Dick Hallman need installation of the spikes in their gutters to deter the pigeons.
- He presented the Unlimited Activity Reports and Work Orders issued for the last two months.
- He presented the financial audit and asked if there were any questions concerning the independent financial audit by Waugh & Goodwin. He informed the homeowners that they are welcome to come to the office to view financials or audits.

- Kerry presented the roof inspection report (14330 Secret Glen Grove), Dick Hallman's unit. Dick presented his position on the mold in the attic and before he has it mitigated, he would like another roofing company to inspect the roof to confirm that there is not a leak that is causing the mold to grow. The Board decided that they would have Holladay Grace inspect the roof and have Duraclean meet with them at the same time. Kerry will oversee this inspection.
- Kerry also presented the Sump Pump Inspection Report and the Board to replace two bad pumps but deferred the replacement of the pump at 14378 & 14384 Peaceful pending further investigation.

New Business:

There was a discussion regarding the replacement of some of the window wells. A couple of samples were shown to the attendees. The Board still has the matter under consideration.

Kerry asked about the bids to have the gates repaired and painted. The Board deferred that issue for the time being.

Myrna gave a report on what the Landscaping Committee hopes to accomplish this spring. They will be getting with Rick's Nursery soon to go over the plans and get an estimate.

Resident Don Fagen has offered to donate some driftwood from his ranch to add to our landscaping. He also volunteered to buy 5 benches, at a cost of no more than \$200 each, for the complex.

Some folks reported that their trees have fire blight and Kerry will get Unlimited Landscaping to take care of that.

A draft copy of the proposed new rules and regulations had been sent out to homeowners prior to the Board Meeting so a number of folks asked questions and gave input to be considered before the new rules and regulations are finalized.

Don Fagen stated his objection to Sheriff Terry Maketa's name being on the neighborhood watch signs that are posted around our complex. Myrna stated that those were the signs that the sheriff's office delivered to her.

Because a number of folks have had issues opening the attachments to emails that Myrna has sent out, it was suggested that future attachments be PDF files so that everyone can open them.

The meeting was adjourned at 5:35 PM.

Myrna Whitfield
Secretary