

THE GOLF COTTAGES AT GAINNEY RANCH CONDOMINIUM ASSOCIATION, INC

Regular Monthly Meeting of the Board of Directors

January 23, 2018

Present: Donna Brown, Rob Brooks, Mario de Amaral, Linda Lederman and Shannon Healy

The monthly meeting was called order at 5:08 PM

Minutes from the November 16, 2017 meeting were approved

Old Business and Review of Board Activity:

Donna Brown (President) discussed the recent LED project and that it was ahead of schedule and the owner feedback was very positive. Cottages #3 and 28 are still in progress and #40 has not been completed because the power to the unit has been shut off.

The annual budget was briefly discussed along with the prospect of the need for more assessments. No decision was made at this time. The accounting records for 2017 have been closed.

In 2017 103 properties in Gainey Ranch were sold with 2 properties in the Golf Cottages (# 17 and #48).

New Business:

Mario de Amaral discussed the need for driveway repairs and a reminder that any driveway repairs are the responsibility of the individual Golf Cottage owner. No decision was made about the repairs but it was agreed that some degree of uniformity of product and color needs to be required when and if repairs to driveway cracks are made.

Mr. John Adams, the new owner of Golf Cottage #48 has voiced to Donna Brown the need for directional signage to facilitate better directions to Golf Cottage #'s 44-48. Mr. Adams would also like to see better lighting in front of his condominium for security and aesthetic purposes. Mario will follow up with Mr. Adams regarding possible solutions. Mr. Adams is also unhappy with the view of the vegetation across the service road on the Estate Club property and would like for this to be better trimmed. A decision was made to contact Ann Blazek, Manager of the Estate Club to determine what follow up action needs to occur.

Board members also discussed the possible need for improved landscape "uplighting" for all the Golf Cottages as the old fixtures are frequently damaged by the Gainey Ranch maintenance lawn mowers. Further research and discussion about the expense and need for this to be continued.

Donna Brown shared pictures of the "gazebo" type structure that was erected inside the courtyard of #44. Today such a structure would need approval by the Board and Design and Review committee of the GRCA. However, since the structure was erected several years ago, a unanimous board decision was made to "grandfather" the structure to avoid unduly penalizing the current owner. The GRCA Architectural Committee will need to rule on the "gazebo" structure addition to #44.

Joan Bald has been working with Rick Humbert with Gainey Ranch Maintenance to review the condition of the iron courtyard gates located at the entrance of our Cottage courtyards. Most are now showing signs of rust and require repainting. We have informal quotes ranging from \$390/gate to \$1200/gate. We had further discussion among board members about whether the expense should be collected via an assessment. NO final decision was made. Mario de Amaral also discussed the requirement for our mail stations to be repaired/refreshed so that new owners don't experience so much difficulty in re-keying their mail boxes.

Donna Brown and Mario de Amaral discussed the GRCA insurance coverage specifically about what is covered and what is the responsibility of every Golf Cottage owner's personal insurance.

Rob Brooks recommended we have the Farmer's Insurance Agent attend the next annual meeting and do a quick overview of what is actually covered within and outside of the Golf Cottages.

Our Golf Cottages property and casualty insurance will increase from \$13,780 in 2017 to \$14,233 in 2018.

Our errors and omissions board liability coverage is currently \$2MM with a \$5K deductible.

A review of our property and casualty coverage can be found on page #'s 32 and 33 of the CC &Rs.

The meeting was adjourned at 6:24 PM.

Respectfully submitted, Rob Brooks, Secretary