

**MINUTES OF THE ANNUAL MEETING  
OF GOLF VILLAS AT GAINNEY RANCH III  
HOMEOWNERS ASSOCIATION  
FEBRUARY 13, 2020**

**Board Members Present**

John McCoy  
John Warner  
Gerald Bloch

**Others Present**

Jim Funk, GRCA  
Monika Goodwin, GRCA

The meeting began at 6 pm. A quorum was present. Minutes from 2019 were approved.

Not a lot of reserve items which is good. The reserves are low due to signage and ADA compliant sidewalks. The roads were repaved a year ago so those should be good for quite a while. Assessment up from \$261 to \$275 and the bulk of expenses is landscaping, due to increased labor costs by raising minimum wage. There are utilities, water, electric, cable TV, etc. to make up the remainder. The proposed increase to the enhancement fee did not pass so there will be a \$15 monthly fee increase in the Estate Club portion.

There were slides of the Estate Club. The tear-down should start in August. Jim Funk answered questions on this. An agreement with Anytime Fitness for those who want to continue to work out.

The new landscape maintenance plan is to do a quarter of the homes in the area. The advantage is to do a better job staying on top of things with a rotation. Previously, there was a 3-month period between trimmings. The new plan is being tested and it seems to be working. Now things are on schedule. If a tree is in the front yard, a trim request is possible. Funk suggested it be put in as a work order if it's a tall tree for the arborist as opposed to landscape maintenance. When it goes as a work order, it will be addressed as to who will take care of it.

Jim Funk brought up pickleball. There is some research being done and it will be discussed before making any decisions. Comments were made about the sound and the need/want for having the courts.

The election results were that John and Jerry were re-elected.

An owner wanted to know what the process would be to create an area to place garbage bins. The suggestion was to submit the plan to the board and then they would submit it to MAC.

Upon motion, second and approval, the meeting was adjourned at 6:40 p.m.

Submitted,

Deborah Goodwin