GRCA Master Board Meeting Minutes
Date: April 30, 2026
Time: 9:30 AM
Location: Estate Club & Zoom

1. **Call to Order**
   The meeting was called to order by the Board President.

2. **Approval of Previous Meeting Minutes**
   Action: A motion was made to approve the previous meeting minutes. The motion was seconded and unanimously approved.

3. **Organizational & Operational Updates**
   a. Management provided an update regarding the review of integrated community management software intended to consolidate billing, architectural processing, work orders, financial reporting, events, and access control into one unified system. The Board was advised that implementation would likely require a banking transition.

   b. Management also reported on the completion of the recent resident survey, which generated over 200 responses and approximately 600 comments. A presentation summarizing the survey results is being prepared for future review.

   c. Discussion also occurred regarding future upgrades to Estate Club and pool access systems, including potential use of mobile phone access technology in addition to RFID cards.

4. **Financial Report**
   a. The financial report through March was presented to the Board. Highlights included:
   b. Increase in cash position from approximately $349,000 to $394,000.
   c. Capital account balance of approximately $972,000, primarily attributed to community enhancement fees and property sales activity.

5. **Estate Club Committee Recommendations**
   The Board reviewed recommendations from the Estate Club Committee regarding use of the Quiet Room

   Discussion occurred regarding maintaining portions of the Quiet Room for quiet use while also allowing flexibility for meetings and community activities. The Board directed staff to further evaluate alternate mixed-use models and return with recommendations.

   A recommendation was made by the Estate Club Committee to prohibit pets from utilizing the Event Lawn, regardless of whether they were on a leash.

   Action: A motion was made to deny the recommendation. The motion was seconded and unanimously approved.

The Board also discussed conducting a community survey regarding dogs and a potential dog park. Board members emphasized the importance of neutrality and community input in any future survey process.

Action: A survey will be drafted and sent to the community.

6. **Reserve & Capital Projects**
    a. Management presented several reserve and capital project recommendations, including:
        i. Replacement of pool furniture (reserve expense)
        ii. Replacement of scorecard furniture (reserve expense)
        iii. Replacement of tire spikes at the North Exit Gate (reserve expense)
        iv. Addition of speakers within the Estate Club and Wine Room (capital expense)
        v. Installation of a water bottle filling station near the sports courts (capital expense)
        vi. Addition of cameras at the pool area, fitness center, and exit gates at the seven external communities. (capital expense)

    Action: A motion was made and seconded to approve the projects as presented. The motion carried unanimously.

7. **Code of Conduct & Interference Policy**
Management presented a revised Code of Conduct and Interference Policy intended to address disruptive behavior within common areas. The policy includes provisions related to interactions between residents, guests, vendors, and staff and outlines potential enforcement measures including warnings, fines, and suspension of privileges when appropriate.

The Board discussed clarifying language to ensure the policy applies only within common areas and not disputes occurring on private property.

Action: A motion was made and seconded to approve the policy with the suggested changes. The motion carried unanimously.

8. **Homeowner Owner Forum**

9. **Adjournment**
There being no further business, the meeting was adjourned at 10:56 AM.