

The Golf Cottages at Gainey Ranch Condominium Association
Annual Meeting Minutes
March 20, 2019

- I. Call to Order - 5:31 p.m.
Board Members Present: Donna Brown, Rob Brooks, Linda Lederman, Mario De Amaral; Shannon Healy
- II. Determination of Quorum - Monika Goodwin, GRCA representative
- III. Approval of 2018 Annual Meeting Minutes
- IV. GRCA Report - Jim Funk, GRCA Executive Director
 - Major reserve projects completed: Gainey Ranch loop road repaved and tennis courts redone
 - GRCA website - Satellite password protected directories may be added
 - GRCA board proposing new Estate Club with administrative offices, and extra parking. Current facility has limited function space, exercise and gym areas. Board exploring funding options without raising assessments. Discussed raising Transfer Fees to help fund.
 - Homeowner requests approved to do major improvements in 287 of 1035 residences last year
- V. Financial Report - Mario de Amaral, Treasurer
 - Operating and Reserves reviewed
 - Reserves approved \$23,500 to repaint gates - "Limited Common" area
 - Re-coating roofs and repainting all 12 buildings timetable being studied
- VI. Real Estate Report - Frank Ellis, Frank Ellis Homes
 - Golf Cottages prices steading increasing. In 2018 Golf Cottages had 5 sales listing average \$321.00 Sq Ft. Average days on the market 117. Currently 4 properties for sale listing average \$345/Sq ft. Gainey Ranch overall had 88 homes sold in 2018
 - Owners continue making improvements to add value and quality of life
- VII. President's Report - Donna Brown
 - Kudos to Joan Bald re gate repainting assistance
 - 2018 landscape LED lights planned from Operating Budget; Replacing original 1985 mailboxes from Reserves
 - Homeowner vs HOA responsibilities; Board preparing list to inform owners
- VIII. Nomination & Election of Directors
 - Incumbents re-elected for 2 year terms: Linda Lederman, Shannon Healy, and Donna Brown
- IX. Q & A - Board of Directors and Jim Funk
 - Working with Golf Villas to improve empty land facing Golf Cottages
 - GRCA plans to add pickle ball courts leaving tennis courts intact
- X. Adjournment - 7:10 p.m.
- XI. Election of Officers - Donna Brown, President; Shannon Healy, Vice-President; Linda Lederman, Secretary; Mario De Amaral, Treasurer

Respectfully submitted,

Linda C. Lederman