

**Minutes of Gold Run Board Meeting
March 24, 2010**

- 1. MEETING CALLED TO ORDER: In attendance:
Terry Norton, Don Heath, Thomas Cook, Laura Viola,
Greg Sherwin.
Absent: No one.
6 owners also present.**

- 2. PROOF OF NOTICE OF MEETING: Notice was posted 7 days
In advance on the Health Club door and building entries per
Dave Martindale.**

- 3. MINUTES OF THE MEETING OF February 24, 2010
were read. Motion to approve minutes by Terry Norton,
seconded by Don Heath, motion passed unanimously.**

- 4. MINUTES OF THE MEETING OF February 8, 2010 were
read. A lengthy debate ensued due to revision requests by
Greg Sherwin. A motion was made by Laura Viola to defer
the approval of the minutes until the attorney can be
present seconded by Don Heath passed 4
to 1. Terry Norton, Don Heath, Laura Viola and Greg
Sherwin voted for deferral, Thomas Cook voted against.**

- 5. REPORTS OF OFFICERS:**
 - A. Treasurer's report was presented by Greg Sherwin.**
 - Financials were reviewed through February 28, 2010.
Net operating revenue including reserve revenue
through February 28, 2010 was \$44,038.26.
Motion was made by Laura Viola to approve the
financials and next month have them sent to the
Board in advance, seconded by Thomas Cook, motion
passed unanimously.**

-Answer to question from 2/24 meeting if it was a conflict of interest for the same person to do audit and tax returns: No not for us. It is only a problem for privately held coporations.

6. OLD BUSINESS [moved from no. 7 to here]

A] Gardens Proposal for conceptual approval

-Terry Norton made a motion to approve one site as a pilot program for 2 years. The deposit will be \$5 PSF. The site is located east of 2907 next to the fence the deposit is refundable if brought back to it's original condition. A garden site approval form will be provided for approval. The HOA will allocate \$275 towards railroad ties. The garden site will be the responsibility of Greg Sherwin and volunteer residents to build and maintain the site. The motion was made to approve by Terry Norton, seconded by Thomas Cook. Passed unanimously.

B] Status of Fire Safety Report. Terry Norton stated that the contract was signed 2 weeks ago and the fire safety engineer is in the process of inspecting the units and buildings and will have a report available in the near future.

C] Status of Fireplace Inspections. 310 of the units have been inspected. Follow up will be done on the remaining units until they have all been inspected.

D] Status of Gold Run financial audit. The auditor selected was Kent Beichle of Beichle and Associates, he is in the process of doing tax reviews for 2007 and 2009 and an audit for 2008.

E] SB89/SB100 Policy and Procedures Update is being worked on, 6 of the 10 questionnaires are nearly

complete and will be sent to other board members for approval possibly next week as other board members for approval possibly next week when Laura has time. The other 4 will require significant board input which will be scheduled at future meetings.

F] Bike Racks for Bldgs A, B, C, D and E.

A Cora bike is being considered along with a Wave bike Design. Several locations have been determined by Bldgs A, B, C, D and E. Awaiting final bids for cost. Preliminary bids are over the budget approved last year.

G] BBQ Relations Enforcement Committee. Goal is still to Pursue new ideas for consequences. The committee is awaiting a decision on a meeting date to send notice. Method of notice was debated and it was decided to mail a postcard notice to all owners. A motion was made by Terry Norton to approve the cost of a postcard mailing, seconded by Laura Viola, passed unanimously.

H] Update on Architectural Proposals

1. No response to our questions on the Building H deck gates proposal.

2. Approval requested to install an additional window on the north side of C203 unit that is the same size and look as the windows that have already been added above and below it.

Terry Norton made a motion to approve the additional window, Laura Viola seconded, the motion passed unanimously.

I] Anti-Siphon Valve Installation status. Bids are being received from several plumbing firms. Deadline for installation is May 31, 2010.

J] Gold Run email list. Terry Norton is in the process of setting up an email list for important announcements to owners including meeting notices. Motion to approve

move to another provider if necessary by Thomas Cook, seconded by Laura Viola, motion passed unanimously.

7. New Business

A] Conference call broadcast of meetings. Don Heath Presented information on a console that can be purchased that is a high quality speaker phone for around \$700.00. A service can be purchased for 7 cents per minute that connects via conference call on an 800 number. Would allow out of town owners and board members to dial in, listen and comment.

B] Reserve Study Proposal.

**A do it yourself reserve study has been purchased to lay out the guidelines for the study.
-Bids are being obtained from several reserves study companies.**

C] Conduct of Meeting Policy Mark-up. Deferred to the next Special Meeting when the attorney will attend.

D] Special meeting scheduling. Meeting approved under Item 4 above with attorney to discuss minutes of February 8, 2010 meeting and review of proposed conduct of meeting policy. Possible dates discussed over next 2 weeks, no date was set.

8. Adjournment of Meeting

Motion to adjourn meeting by Terry Norton, seconded by Don Heath. Passed unanimously.

