Grand Valley Lakes Property Owners Association, Inc.
Board of Directors Meeting
October 9, 2020

Call to Order:
Stan Doyle called the meeting to order.

Prayer:
Stan Doyle led the meeting in prayer.

Director's present:
Stan Doyle-Vice President, Donna McClarin-Treasurer, Barbara Parkhurst, Jean Harrison, Jim Gehringer, and Earl Butler.

Director's absent:
Ron Scott, Nancy Burke and Kenny Rutledge have an excused absence.

Quorum:
A Quorum was declared by Jean Harrison.

Adoption/Revisions of the Agenda:
None

Reading of the Minutes:
Jean Harrison read the minutes from September 2020. Jim Gehringer made motion to accept the minutes as read, Earl Butler seconded; motion carried.

Treasurer's Report:
Donna McClarin read the report from September 2020. Stating income for the month was $32,546.59; expense $$39,376.30. Barbara Parkhurst moved to accept the report as read, Jim Gehringer seconded; motion carried.

Old Business:
Stan Doyle stated we have divers coming in to inspect the spillway; Tom Wein stated they will be here next week. This will determine if we lower the lake or not this year.

Jim Gehringer gave the update on the website. Stuart is working on the member only sign-in section. Please be patient as we get this up and secure.

Stan Doyle gave an update on the paving of the roads stating he met with someone and hopefully will get the quote next week.

New Business:
Donna McClarin explained that we are in the process of taking credit cards. She stated that we need to be more proactive on collecting our dues. So I am thinking we should start collection calls and let them know we can take their payment over the phone.

Jim Gehringer stated there was previous action from the Board of Directors years ago that restricted the hiring of Board members relatives. This motion is too restrictive to keep qualified candidates from applying for the position(s). There are suitable candidates for some of our open positions. So, with that being said, I would like to introduce a motion to allow the family of Board of Director members and other POA employees be allowed to apply for employment, provided that any employee shall not directly report to a family member, whether it be a director or other manager of the POA, Earl Butler seconded; motion carried.

Stan Doyle stated to get your ATV/UTV's registered.

Donna McClarin read some guidelines that Nancy Burke adapted from those used by Methodist Healthcare on Covid testing. If employees have been in close contact (within 6 feet for 10 minutes or more) with anyone in the past 14 days who has tested positive for Covid-19 and now have any of the following symptoms, they should be tested and self-isolate until they get negative results. If they are not showing symptoms, testing is not recommended. Fever of 100.4 or greater, new cough, shortness of breath, pain when taking a breath, chills, muscle aches not caused by any physical condition, loss of taste or smell, vomiting, diarrhea. If employees have 2 or more of the above symptoms, without known cause, it would be wise to get testing and self-isolate until the tests are known. At the gate house the employees should be disinfecting frequently touched surfaces between shifts.

Jean Harrison stated we are going to re-open the gym. Tom Wein stated we will have new codes. You can get that number from Margaret at the office.

Staff reports:
Maintenance: Tom Wein stated that he will be pulling the jet skis out of the water and winterizing this month, he has 2 water leaks to fix, and will be repairing some gravel roads in the back. And the divers should be here next week.
Security Report: Tom stated he had to call the sheriff on one incident.

Club Reports:
Ladies: Jean Harrison stated that there will be a meeting at 10:30 in the morning. They will be talking about clean-up day which is Saturday October 24 at 9:00am. They are planning to have hotdogs, chips and drinks that day for anyone helping.

Men's: Jim Gehringer stated they have a meeting at 9:00 in the morning. They will be finalizing plans for clean-up day also.

Earl Butler went over the architectural committee requests as follows:
The Nelson's on Teton requested an addition to the house; it was approved.

The Johnson's on Plum Cove requested to repair the existing seawall that extends along both properties, add a boat slip to the existing boat house; remove an old dock, build a boardwalk above seawall. Mr. Johnson had the property surveyed to mark the drainage easement between the properties owned. He has a letter from the neighbor Rick Cagle, granting permission to build on the adjoining property line eliminating the 10 foot easement. The architectural committee recommends board approval for the variance needed to do the work and allow the placement of a bridge over the drainage easement using the grandfathered seawall measurements which will not obstruct the flow of water from the easement into the lake. Earl Butler made a motion for approval, Jim Gehringer seconded; motion carried.

The Davises on Grand View Cove requested to add an additional deck/boardwalk and a lake retention wall to the left side of the existing deck facing the cove toward the property line. They provided a letter from the neighbor Jim Cowan granting permission to build to the adjoining property line eliminating the 10 foot easement. There is a stake marking the property corner. The architectural committee recommends the board approve the variance to do the required work. Earl Butler made a motion, Jim Gehringer seconded; motion carried.

The Caradonna's on Lakeview Cove request approval to enlarge the existing boat slip by 16 inches and add additional 4 feet on the left side of the boat slip facing the cove. Also, requested permission to add 3 foot wide boardwalk on top of the seawall to the right side of the existing dock facing the cove. The boardwalk will be approximately 50 feet long. None of these requests will encroach on the 10 foot side property easements. The architectural committee recommends the board approve the variance required to do the work requested in this revised request. Earl Butler made the motion for approval, Barbara Parkhurst seconded; motion carried.

Adjournment:
Jim Gehringer moved to adjourn the meeting, Earl Butler seconded; motion carried. Meeting was adjourned at 7:40pm.

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President Secretary