

Grand Harbor POA Board of Directors

Open Board Meeting – GHPOA Office

November 8, 2011

Board Members Present: Kurt Smith, President, Charles Smith, Vice-President, Teresa Braymen, Secretary, Gene Zetka, Member at Large

Others present were: Nancy Denega, Manager, Galen Mihm, and Chris Tschumperlin.

The meeting was called to order by Kurt Smith at approximately 1:04 p.m. and the quorum was established.

Motion was made to accept the agenda as posted. Motion was seconded and carried 4-0.

Motion was made to approve the meeting minutes of 11-1-11 as submitted via email. Motion was seconded and carried 4-0.

Galen Mihm, member of the Infrastructure Committee (IC), gave the board an update on the Serene Water Canal Rehab Project. Roan Construction has completed everything except the application of the Flextera seed. That portion of the job was put on hold until a decision could be made with regard to the irrigation system to be installed. The IC had given Roan Construction a punch list of seven items to be corrected. There are only a couple of items remaining from the punch list to be completed. There is additional trash to be cleaned up from the canal and some additional compaction needs to be done along the spillway. Mr. Mihm is in touch with Bleyl & Assoc. about those issues.

Mr. Mihm presented two bids for the irrigation system to be installed. Motion was made to award the bid to Treescape for \$7,420.00 (funding to be determined at next week's meeting). Motion was seconded and carried 4-0.

Mr. Mihm also requested the banks along either side of the spillway be cleared of weeds. The board authorized Nancy Denega to see to this issue at a cost up to \$100.00.

Nancy Denega discussed the following items:

She presented the board with an office staff guideline for mailings, including both Certified Mailings and U.S. Regular Postal mailings. A couple of changes were requested which she will take care of.

She advised that she, Kurt Smith, and Chuck Smith will be meeting with St. Clair Landscape Co. to discuss the recently approved lawn maintenance contract. The meeting is scheduled for Thursday, November 10 at 10:00 a.m.

Nancy presented one estimate for an intercom system between the Gate Access House to the guest entrance call box. The board asked that she secure at least one other bid for presentation at the next meeting.

The Ladies Association had submitted a request for permission to replace the two marquis at Grand Harbor Blvd. front exit gate and Harbor Side exit gate with ones that will be bigger. The board requested the Ladies Association provide them with a sketch or photo of what the replacements may look like prior to them proceeding with this project.

There was a discussion about a homeowner's request for a payment plan.

Speed bumps at the residents' entrance to Grand Harbor Blvd. have been repositioned due to numerous complaints from residents over the course of the last few days.

The board members spent the rest of the afternoon reviewing the suggested changes to the By-Laws presented by the By-Laws Committee. The boards' questions/concerns will be relayed to the committee by Kurt Smith.

Board went into Executive Session at 5:15 p.m.

Open board meeting resumed at 5:30 p.m. after discussion in Executive Session of legal issues and a law suit.

Motion was made to adjourn the meeting, seconded and carried 4-0.

Board member signatures are on separate page.

Grand Harbor POA Board of Directors

List of Motions Made

Open Board Meeting – GHPOA Office

November 8, 2011

Motion made to award irrigation system for Serene Water Canal spillway area to
Treescape.