Glenbrook Cottage and Townhome Association

1st Quarter Fiscal Year 2019 Meeting of the GCTA Board of Directors
Saturday, December 14, 2019 12:00 p.m.
Association Manager's Residence 239 Old Hwy 50

APPROVED

1. Call to Order, Roll Call, Announcements

President Claude Hutchison called the meeting to order at 12:16 p.m.

Present were board members Ross Barnett and Kent Imrie.

Present by phone were Randall Bolten and Susan Countner.

Community Manager Jenny Clark was present.

2. Members Comments
Candy Levien commented that she noticed wildflower seeds were planted in the meadows this fall and was curious if this was the new plan. Manager Clark explained only some areas were planted and others will be planted in the summer.

Elsie Kelly would like the board to consider not allowing golf carts on the golf cart pathways.

3. Approval of Board Minutes for August 10, 2019 and September 21, 2019 Board Meeting Minutes.
MOTION: To approve the Board Minutes as presented for August 10, 2019 and September 21, 2019 Board Meeting Minutes.
MOTION PASSED UNANIMOUSLY

4. Financial Reporting/Financial Matters
A. Review/Acceptance of Draft Audit Report Fiscal Year 2019 by McClintock Accountancy
President Hutchison confirmed there were no exceptions to the Fiscal Year 20119 Audit and it is ready to be issued in final form. He further noted that he and Director Barnett had met independently (joined by phone by Vice President Bolten) with the audit partner Kendal Galka and Robert McClintock who confirmed the independence of the audit and the full cooperation received from Management.
MOTION: To accept the draft audit and request McClintock Accountancy provide the final audit report.
MOTION PASSED UNANIMOUSLY

B. Cottage/Townhome Operating and Reserve Financials/Bank Accounts
MOTION: Upon a motion duly made and seconded, it was therefore resolved that the Financial Reports for Fiscal Year End September 30, 2019 and October 31, 2019 and be accepted as presented and that the Board acknowledges that the financials, bank statements, and bank reconciliations were reviewed to all Board members as required by Nevada law.

MOTION PASSED UNANIMOUSLY

C. Status of Assessment Payment Delinquencies
Tabled for Executive Session

D. Status of Investments
President Hutchison discussed the Mutual of Omaha report dated November 30, 2019. He recommends continuing with short term (1-2 year maturities) as the yield curve is flat out to 5 years at the present time.

5. Management Report
Manager Clark explained the following:
A. Water Usage Report
The board reviewed.

B. Water Sensors/Smart Controllers
Matt Setty is planning to have the "smart controllers" installed this spring.

C. Landscape and Beautification Enhancements Update
Susan Countner explained that she is in the process of recruiting committee members in assisting with a plan to improve the flower beds around the GCTA common areas. She will encourage the use of native plants and upgrade perennials.

6. Review/Approve Insurance D&O Coverage
Table for next board meeting. Management waiting on information from the association's agent.

7. Fiscal Year 2020 Board of Directors Goals
A. Fiscal Year 2019 Performance and Self Grade
The board deliberated and agreed that the 2019 goals were accomplished.

B. Adopt Fiscal Year 2020 Goals
The board reviewed and discussed the 2020 Goals that were provided in the board packets.
MOTION: To approve the proposed 2020 Goals.
MOTION PASSED UNANIMOUSLY

8. Correspondence
Nothing brought forth at this time.

9. Other Matters
Nothing brought forth at this time.

10. Open Forum

Sharon Bowman complimented the Board of Directors and Management for their service and a job well done.

11. Executive Session Meeting closed pursuant to NRS 116.31085-3.

Closed session.

12. Adjournment

President Hutchison adjourned the meeting at 1:45p.m.