Glenbrook Cottage and Townhome Association

3rd Quarter Fiscal Year 2020 Meeting of the GCTA Board of Directors
Saturday, June 13, 2020 9:00 a.m.
HOA Office 238 Old Hwy 50 and Call-In

APPROVED

1. Call to Order, Roll Call, Announcements

President Claude Hutchison called the meeting to order at 9:04 a.m.

Present were board members Ross Barnett, Susan Countner and Kent Imrie.

Present by phone was Randall Bolten.

Community Manager Jenny Clark was present.

2. Members Comments
Sharon Bowmen complimented the board on their work.

3. Approval of Board Minutes for March 7, 2020.
MOTION: To approve the Board Minutes as presented for March 7, 2020.
MOTION PASSED UNANIMOUSLY

4. Financial Reporting/Financial Matters
A. 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 February 29, 2020, March 31, 2020, April 30, 2020 and May 31, 2020 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

B. Status of Assessment Payment Delinquencies
Tabled for Executive Session

C. Status of Investments
President Hutchison gave an update on investments with Mutual of Omaha now CIT. He is not recommending any changes at this time.

D. Review Proposed Fiscal Year 2021 Budgets
President Hutchison discussed the proposed 2021 Cottage and Townhome budgets. He explained that the board is not proposing an assessment increase for the Cottages or Townhomes.

The board will review and provide comments to the Management Committee and schedule a special meeting in July to approve the proposed FY21 budget at that time.

5. Management Report
Manager Clark explained the following:
A. Water Usage Report
The board reviewed the Glenbrook Water Coop's most current water usage report.

B. Water Sensors/Smart Controllers
Matt Setty with NVENV reported that the installation of the smart irrigation has been delayed due to supplier restraints during the covid-19 slow down. NVENV is currently working on the installation of wires into the conduits laid last year and the grading permit has been renewed for work this summer. The new projected install timeline is late July. NVENV expects to receive an updated material cost estimate based on improved system mapping this week from Ewing Irrigation. With this estimate the overall install cost will be known can be reviewed by GHOA/GTCA.

C. Townhome and Cottage Spring Inspections
Due to COVID-19 the inspections will be postponed until the end of June.

The board discussed requiring all homeowners paint their garages this year.
MOTION: Townhome owners are required to have their garage doors painted the summer of 2020.
MOTION PASSED UNANIOUSLY

E. Flower Beds Beautification Enhancements Update
Susan Countner presented a landscape plan for the Engine House entry flower beds and Glenbrook Inn/Pray Meadow Roads corner flower bed. Bee the Landscape will perform the work and not to exceed the $5,000 approved at the March board meeting.

F. Townhome Roofing Update
Both ROOF MAXX and Beam inspected a couple of the roofs that had the product applied. An update from Beam was provided but the board felt the report was not detailed enough. President Hutchison will communicate with the Beam representatives to receive a more detailed report.

6. Insurance Renewal
The board reviewed the insurance renewal with a premium of $39,809, a slight increase from last year.
MOTION: Upon a motion duly made and seconded, it was therefore resolved to approve the insurance renewal.
MOTION PASSED UNANIMOUSLY

7. Report from Nominating Committee
Randall Bolten reported that Directors Ross Barnett and Claude Hutchison will not run this year after finishing their two year terms. Susan Countner, incumbent will run again this year.

8. Correspondence
Candy Levien requested the board consider Douglas County lighting ordinances. She feels that the lighting from the homes across the meadow from her back deck are too bright for her to enjoy the night sky. Management explained that this is a GHOA matter.

9. Other Matters
President Hutchison requested the associations pathways and recreational easements be shown on map and given out to the community. Manager Clark explained that GHOA is currently working on such a map and will have an update at the June boar meeting.

10. Open Forum
Nothing brought forth at this time.

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

12. Adjournment
President Hutchison adjourned the meeting at 10:19 a.m.