**Grand West Estates Owners’ Association**

**Board of Directors Regular Meeting**

**July 18, 2015**

**2:07 (MDT)**

On July 18, 2015, the GWEOA Board of Directors held a regular meeting at 27 Daisy Dr. Present were the three Directors: Brian Campbell, Peter Day, and John McCarty.

1. Call to Order

The meeting was called to order by the President Brian Campbell at 2:07 PM.

1. Approve minutes of April 11, 2015 Directors’ Meeting

The draft of the minutes prepared by John McCarty was reviewed. Pete moved, Brian seconded, and the Board voted unanimously that the minutes be approved.

1. Treasurers Report

The Treasurer, Pete Day, reported that he had not received any correspondence, bills, or statements since the last meeting so there was no update to report. Brian moved, John seconded, and the Board approved the report.

1. AIC Report

Brian reported that Leonard Goldberg had submitted plans for home construction on Lot B-8. The plans were under evaluation by the AIC. Members of the AIC had some questions which were being discussed. Approval was expected soon as construction was scheduled to start.

1. Old Business - Fee Agreement with Grand West Properties

Brian reported that the Fee Agreement Contract with Grand West Properties had been signed and notarized by Grand West Estates and Grand West Properties.

1. Old Business - Report on Paintbrush Place

Brian reported that he had met with Bruce Hix, Chairman of the Lake Co Board of Supervisors regarding the county assuming maintenance of Paintbrush Place. Discussion of the change was on the agenda for a County Board meeting & indications were that the county was favorable to the change. At the meeting it was noted that several other road maintenance responsibility questions were pending as well so a vote on the approval was postponed so that all could be considered at the same time. Also Brad Palmer, Director of Lake County Road & Bridges, was still positive on the county assuming maintenance however the upgrades needed, the expected cost & responsibility for doing the upgrades has not been finalized. Brian will continue to work this question with Brad and subsequently with the County Commissioners and it was noted that the results would have an impact on the 2016 budget finalization for the annual meeting.

1. Old Business – River Valley

Brian reported that despite Dave Horning’s, Manager of Grand West Properties, indication of interest by Steve Smith, the local manager for Evergreen development, about enhancing and joint use of the river bottom land, that no contact had been made by them. Brian also noted that he had received indications from others of interest by Clay Stewart, Chairman of Winter Activities for the Lake Co Recreation Board, for using the river valley to move groomers between Turquoise Lake and the east side trails. However he had not been contacted by Clay Stewart as yet. GWEOA plans to wait for their contact before taking any action.

1. New Business – Annual Meeting

The annual meeting draft package, except for the treasurer’s report & budget was reviewed & several changes were noted. The final draft including the financial report & budget will be reviewed by email once they are ready.

1. New Business –BOD Member Duties

The latest version of the Duties list will be forwarded by Pete Day to the other BOD members for review prior to the annual meeting. It will be discussed at the BOD meeting immediately following the annual meeting to facilitate continuity from the old to the new BOD.

1. New Business – Letter from the Insurance Company

Pete Day reported that GWEOA had received a letter from the insurance company that it would no longer provide coverage for terrorism acts within the basic premium. After reviewing the need for that coverage it was moved by Pete Day, seconded by Brian Campbell, and approved unanimously to forgo the coverage.

1. Adjourn

John moved, Pete seconded, and the Board approved to adjourn at 3:13 PM

 John McCarty

 Secretary