**Draft**

**Grand West Estates Owners’ Association**

**Board of Directors Regular Meeting**

**May 29, 2016**

**4:00 (MST)**

On May 29, 2016 the GWEOA Board of Directors held a regular meeting at 27 Daisy Dr. Present were Directors Brian Campbell, Peter Day, and John McCarty. Also present were Nancy Brinks and Toby Olberding.

1. Call to Order

The meeting was called to order by President Peter Day at 4:00 PM.

1. Approve minutes of February 27, 2016 Directors’ Meeting

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

1. Treasurers Report

The Treasurer, Brian Campbell reported that since the last meeting there had been only 3 bills received & paid so there was little change in the finances. John moved, Brian seconded, and the Board approved the report.

1. AIC Report

Nancy Brinks reported that the AIC reviewed & approved the plans for the home to be constructed on Lot 12 on Paint Brush Place. Lot preparation has started.

1. Old Business – Website status & Update

Nancy Brinks reported that the GWEOA website had suffered 3 separate attacks over the space of several months. As a result the site construction has been revised & updated by the web designer to repair the damage. Other items noted by Nancy were that 1&1, the web host, reported the attacks but does not provide help within the current arrangement. She also noted that the web designer had originally been contracted to design & prepare the site but not to provide maintenance; a deficiency she was discussing with him. She also noted that during reconstruction it was observed that website content items were missing (had not been posted).

During discussion other items surfaced including – was the need for updating due to security issues in the website design/ implementation or updates to

Wordpress, the program used to construct the site; does 1&1 offer protection support; was there evidence the hackers were after something specific (information or site use) or just snooping.

Nancy said she would add the other items to the discussion. Each director is to review the site content for missing items. Results are to be forwarded to Pete within a few weeks.

1. Old Business - Report on Paintbrush Place

Brian reported that he has contacted the secretary of the County Commissioners relative to obtaining a copy of the resolution passed in January to include Paintbrush Place in the Lake County road system. He expects to obtain the copy on June 6.

The Directors discussed the Paintbrush Place Reserve & came to the conclusion that options available should be reviewed at the Annual Meeting by the owners & at that time define a course of action.

1. Old Business – River Valley

Peter reported that no further activity had occurred since Climax agreed to draft a contract addressing the concerns & terms of usage. He also noted that Clay Stewart had died so perhaps the whole process was on hold.

1. Old Business – Summer Picnic

Brian reported he had contacted Scott & Lori Puffer & they were still willing to host the Picnic. They selected Saturday, July 30 as the date.

1. Old Business – Miscellaneous Items

Peter has talked to Mary Ann Best about the street signs. The Directors looked at the signs & concluded that total repainting was not needed, only to varnish. However since all of the roads are now in the Lake County road system the question was raised that perhaps the county has a standard that should be used. Brian agreed to pursue the question in June.

Key possession was reviewed: Peter has a Safe Deposit Box key; Brian has all PO Box keys & a Safe Deposit Box key; John does not have any keys.

1. New Business – Annual Meeting

The structure of the annual meeting notification and use of the website to facilitate the process and promote increased owner participation was discussed. After reviewing the options it was decided to use the same format this year & ask the owners. Brian will reserve the meeting place.

1. New Business – Highway 99 Bypass

Peter reported the Herald Democrat paper had a recent article that a truck bypass around downtown using Co Road 99 was being considered. The Board will monitor this development.

1. New Business – River Valley Maintenance

Peter reported that there was concern with the grass & sage growing on the trails in the river valley. He plans to organize a work day to rent a mower and clean the trails.

1. Adjourn

Brian moved, John seconded, and the Board approved to adjourn at 5:15 PM

 John McCarty

 Secretary