



Golf Club Community HOA
Board of Directors Meeting Minutes
144 Winding River Blvd. 5:30 p.m.
February 16, 2022

1. **At 5:38 p.m. the meeting was called to order.**
2. **Attendance-** R. Smith President, S. Manchella Treasurer, B. Meyer Member at Large, T. Glancy Vice President, Dan Grout member at large and C. Rapier Towne Manager.
3. **Approval of Minutes** – T. Glancy moved to approve January 19, 2022, minutes. R. Smith 2nd the motion. The motion carried.
4. **January 2022 Financial Reports**
Rivers Bend HOA Account Balances
Cash in Operating= \$158,811.05
Cash in Reserves = \$277,646.36
Transfer surplus money left over from 2021 from Operating to Reserves amount \$25,358.74
Sportsplex Account Balances
Cash in Operating= \$261,687.71
Cash in Reserves = \$273,563.83
Delinquent notices were mailed out on 2/14/2022. Fobs will be shut off March 1st. Pre-Lien letters will be sent in March.
5. Transfer surplus money left over from 2021 from Operating to Reserves amount \$25,407.06.
6. **Old Business**
 - a. Waterfall update-Ronda/Dan reported that the power washing was completed next step weather permitting the vendor will schedule the foam restoration work.
 - b. Cameras- Flock Emails-Manager requested camera recommendations from GBS.
 - c. Detention Basin cleaning- RFP was sent to vendor.
 - d. Architect- [REDACTED] Board moved to approve new Architect.
7. **New Business**
 - a. New Builder [REDACTED] Request- Lot on [REDACTED] sold. Owner requested to use a specific builder that is not on the approved list. D. Grout moved to approve this builder to build this one house as one as they are compliant with the Declaration. S. Manchella 2nd the motion. Dan will send Charlie Rapier specific language to use to send in the approval letter.
8. **Sportsplex Update-** 2022 upcoming projects-
 - a. Remodeling the Restrooms. RFP bids are out to vendors.
 - b. New security vendor will be taking over the cameras, fobs, and alarms.
 - c. HVAC duct works must be done- RFP were sent to vendors.
9. Next Meeting Date March 16th at 5:30 pm
10. Meeting adjourned at 7:27 p.m. with further business to discuss.



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Action items

1. Transfer RB 25,358.74 to Reserves GL waterfall. Completed.
2. SP RB transfer \$25,407.06 to Reserves GL tennis cts. Completed.
3. **Call Architect-** [REDACTED]
Ask what he needs to familiarize with the community
Only around 5 lots left
What is his fee
4. Use Cassie email create letter to send to empty lot owners to mow their grass.
5. Use Dans email create letter to send to empty lot owners reminding them to submit applications to build.
6. Send [REDACTED] Builder approval letter with [REDACTED] specs [REDACTED]
7. reclass power washing to LS projects gl 624650.0008
8. Investigate electric bills send to Suresh
9. Follow up GBS
10. Schedule meeting with Cassie for April
11. find new community with updated docs.

Contact Middleton concrete for Sportsplex pool deck work