

Green Circle Service Corporation
7th Board Meeting
Sept 24/2007
6:30 PM Gazebo

Present: Joan Landfield-President
Matt Neuburg-Treasurer
Trina Grantham- Secretary
Jerome Landfield
Annavene Bunn

Absent: Linda Lambert

Also present: 10 residents

Joan opened the meeting by reviewing a planning meeting held by the board on 9/14. In this meeting we accepted Annavene Bunn for 90 days at which time we are required to hold a special election to keep her on the board. We also chose among ourselves the following officers Joan Landfield -President, Matt Neuburg-Treasurers, and Trina Grantham-Secretary. These actions were unanimously approved in the current meeting.

The board unanimously approved the minutes of the community board meeting held on Sept 7th, 2007.

Marquis was asked if she would like a committee to help continue keeping the address lists current. She agreed that she just liked doing it, no committee was necessary, that Matt was going to help her with formatting to make it easier to do.

We requested that Rose be on the treasurer committee, and she accepted. She and Matt are already working together.

Matt has prepared a summary in plain language of the by-laws for all to read and understand. Obviously, we need to abide by them strictly. They are available at www.apeth.com/taormina/by-laws

As we had done for the Rosen's last weekend, we agreed the gate should be opened at Christina's request for the Studio Art Tour and Detour on the weekend of Oct 13th.

- Treasurer's Report-Matt

Matt noted that there is a big notebook paper trail of all the financial transactions as well as a computerized quickbook file. He presented a thinking worksheet and the current budget summary. (attached to these minutes) There is presently \$84,000 dollars in the GCSC account. He plans to check this on 9/25 when he has full authorization to work with the bank. He feels we should have an on hand cushion of approximately \$10,000 for unforeseen circumstances whatever they might be.

Even though the by-laws say GCSC say we are a non-profit, we are still in the process of getting the IRS to accept this as well. Matt and Rose are currently working on this as the IRS has requested more information. We approved Matt spending \$20 to acquire a book on how to do non-profit accounting and deal with tax issues. Obviously we will need to return at a later date for further clarification as we do not sell a service, we simply collect fees to use for the collective good of our community, sort of like a club. We may need professional help on this.

We all agreed that not a cent should be spent without complete board notification and approval.

- Gate-For a long time we have struggled with the subject of the Arundale gate, whether it should be open or closed, what the easement means, and if it is opened how to make the road safe. It was also understood that some sort of compromise would be necessary to resolve this problem. Helene presented a chart of road measurements and speed limits on La Paz, Arundale, Taormina, and various parts of Krotona roads. She also showed car widths. (This chart is presented with these minutes.) This really clarified for all how very narrow Arundale is. Her conclusion was that if Arundale is opened it should be one-way going towards Hermosa Road ie. out of Taormina with very clear signage and speed controls. A discussion followed. The road access easement that goes with all the deeds in Taormina and Arundale must be adhered to as it is in a legal document. It was also noted that every homeowner has the responsibility to pay the fees associated with the CCR easement for road maintenance. GCSC does not have the right to take it away from those who wish to exercise their right. In a document in the early 90's

the fire department even suggested making it one way. With proper signs, the police and fire department could enforce parking, speed, and the one way designation. It was also noted that making it one way out would eliminate traffic coming in on what is a blind curve by the Lambert's, and Lee's. Many who had been pushing for a long time to get the gate removed to exercise their easement rights thought this was a good compromise and those who had wished to keep the gate closed also were willing to accept this compromise.

Matt moved that at some future undetermined time we remove the gate and make Arundale one-way out, with the proviso that we could revisit and reconsider this decision in the light of experience with that state of affairs. PASSED, 4 with 2 abstaining.

Jerome immediately objected that there were legal implications to this, so

Matt moved to reconsider and we did, retracting the decision.

We then proceeded in two parts:

Jerome pointed out that the presence of the gate was illegal and must be removed because residents had a right to use Arundale. There was general agreement. No formal vote, because there was no action; we were simply agreeing that the presence of the gate, as is, was intolerable, that as stated above we could not vote on something that legally already was in place ie. access to easement.

Jerome and Matt then moved that once the gate is removed, the Board should take care to provide signage consistent with safety, and that in particular Arundale, once open, should be signed as one-way out of Taormina because of its narrowness. This was unanimously approved.

- Road Repair & Repaving-Jerome noted that we had approved \$6975 at the last meeting for repairs prior to repaving excluding the lower portion of Arundale Road. He since got a revised repair estimate that would include all of Arundale. These repairs include weed clearance, patching, and curb repair on specific places for \$6975 plus or minus \$50. The paver will sweep the road prior to the repaving process, but it was noted that sweeping would not be sufficient to remove the overburden of soil on some places

particularly up near the gate. It was also noted that all vegetation growing over the curbs must be removed and any tree limbs overhanging the road lower than 9 feet must be trimmed back as far as the curb line on Taormina and Arundale Road. It will be up to the homeowners to get this done prior to the paving which will occur around the 10th of Oct. It is hoped that neighbors will help each other out to get this vegetation clearance done. Joan is going to inquire about a service to deal with the excessive soil on the road. In the meantime the repair crew will start this week getting the road ready for paving. There was also discussion about the speed bump coming in from La Paz. Allan offered to contribute \$500 of the \$1000 needed to move and improve this speed bump. The board unanimously accepted Allan's offer to share this cost. The board also unanimously accepted that Joan, as president, should sign the contract for the road repairs, so this work could start this week.

The paving contract was the next question. Since Arundale is to be open one way, it was deemed necessary to do a complete paving of this road instead of just the 400 feet passed by the board on Sept 7th. The complete paving job would cost \$67, 880???? With Matt's approval on the financial side, the board approved repaving both roads entirely. Joan could go ahead and sign this contract.

With these minutes is a form for those who might like to have their driveways resurfaced at this time at their own expense. (see accompanying document for details)

A road committee was formed to assist in the logistics of getting the road/community ready for the repaving, to notify the community of scheduled inconveniences such as parking on La Paz for the repaving days etc. Repaving is possibly starting on Oct 10??? The committee consists of Allan, Anne, Linda?, & Helene (would like to work on signs). Anyone else is welcome to join.

Meeting adjourned 9 PM.
Respectfully submitted,

Trina Grantham, Secretary
Joan Landfield, President

