

**GCSC BOARD MEETING MINUTES
FEBRUARY 12, 2011**

The Board Meeting was called to order at 4 pm at 11 Taormina Lane by Board President Linda Lambert.

Board members present were: Robin Gerber, Clive Leeman, Bill Painter, Larry Yuva and Linda Lambert.

1. Minutes from the Board meeting held on March 11, 2010 were accepted as read (unanimous).

2. The Treasurer's Report was accepted by the Board in a unanimous vote.

As of Feb 11, 2011:

Cash on hand: 14,726

Less prepaid assessments: 3,825

Plus assessments receivable: 4,042

3. New Bylaws Vote The vote taken last year on the proposed GCSC Bylaws, which would have put the community in compliance with its California designated non-profit status, did not pass by one vote (42 in favor; 1 opposed, 27 did not vote). Thus, it was decided by unanimous vote to present the bylaws to a vote again. No date was set for the vote, only that it be done with proper notifications as soon as possible.

4. Revisions of wording of the bylaws regarding the "Past Due Penalty" for community dues. The Board acted at the June 28, 2009 meeting to add a 10% penalty to dues not paid after two quarters (6 months). However, our current Treasurer has noted that the wording which was approved actually said that the penalty would be assessed every quarter, which would have been 40% per year. As this was not the intent, the Board voted unanimously to accept the following: *"Finance charges shall be assessed at a 10% simple annual rate on amounts more than 150 days past due."*

5. Guidelines for Collection of Past Due Fee Accounts. The wording of the board policy enacted at the June 28, 2009 Board meeting limited the Board to using the Small Claims court to collect payment of past due fees more than 3 quarters in arrears. It was felt by the current Board that the Community should be able to use all legal alternatives, including superior court and collection agencies, as it felt necessary and appropriate to collect money owed to the Community. Thus, by unanimous vote the Board voted to change the policy wording to state: *"At the Board's discretion, such legal action as deemed appropriate shall be taken to recover fees in arrears. The Property Owner shall incur all charges associated with such action."*

6. Maintenance of Trash Compound and other Community property. The Board has been attempting to find a legal contractor to clean the trash compound on a regular basis as well as to control any vegetation in and encroaching upon the roadways. The difficulty has been in finding such a contractor with both workman compensation and liability insurance that can contract for a fee that is within the Community's budget constraints. Following much discussion involving various alternatives, it was left for further exploration by Trina Grantham, Rose Augustine and Larry Yuva in hopes of finding a solution soon.

The meeting was adjourned upon the conclusion of business and discussions brought by the audience.

Respectfully Submitted
Larry Yuva
Secretary