

Llano Grande Golf Course Subdivision HOA (GCSDHOA)

ORGANIZATION MEETING MINUTES January 3, 2025

The meeting was called to order at 1:05 PM. Jim Pluta presiding as Chair. Jim announced the election results. The first five board members are.; Himself, Bruce Delashmit, Gayla Moore, Tom Minett and Bob Burwash. He related that these Board Members, in accordance with the By-Laws, had drawn straws to establish which would serve a one-year term and which would serve two-year terms. As a result, Tom Minett and Bruce Delashmit will serve two-year terms and Gayla Moore, Bob Burwash and Jim Pluta will serve one-year terms. He went on to describe how the Board Members voted amongst themselves for positions on the board. The results are as follows; Chair - Jim Pluta, Vice Chair - Gayla Moore, Secretary - Bob Burwash, Treasurer – Bruce Delashmit and Director at large - Tom Minett.

A Motion was called to Certify the Election and Terms of Office. Moved by Steve Volkman, Second, Skip Hobbs. Carried

The chair explained the purpose of this organization meeting was to seek approval of Members on several issues for the HOA to get properly started. He explained that there will be another meeting soon to present an Annual Budget for Members approval.

MOTION 1. Approval of establishing bank accounts and designating the Chair and Treasurer as authorized persons.

The 1st order of business after certifying the election was to request for a motion to approve the establishing of bank accounts and designating the Chair and the Treasurer as authorized persons. These persons being The Chair, Jim Pluta, and the Treasurer, Bruce Delashmit. It was so motioned by Dennis Schober, seconded by Garry Morcombe. The Motion was carried by a show of hands.

MOTION 2. Approval of Chair to sign insurance documents. On a motion by Bob Burwash, seconded by Glenda Burwash, it was moved to authorize the Chair to sign the new insurance policy with State Farm. Some discussion ensued, but no amendment to the motion was required. The motion was carried by show of hands.

MOTION 3. A motion to approve the mowing services agreement. The Chair described getting several quotes for this service and recommended an agreement with Morales Landscaping. This was so moved by Dave Mignon and seconded by Gary Robinson. No discussion ensued and the motion was carried.

MOTION 4. A motion to approve a pool services agreement. The Chair informed that the Work Campers who have been maintaining the Pool currently have agreed to continue and a Professional Pool Service Company will service the pool during the summer months. After some discussion for clarity a Motion to approve was made by Tom Minett, seconded by Tish Mooney. Carried.

MOTION 4. Approval to Pay Pending Bills. The Chair and the Treasurer provided some details on some bills which have accrued in order for the HOA to be formed. These include the legal bills to file for the HOA and to provide its By-Laws. There were also some bills for materials for the clubhouse improvements necessary prior to Insurance inspection and, the bill for the Inspection of the Clubhouse. On a motion. By Tom Shull, seconded by Cindy Volkman these expenses were approved.

MOTION 5. Approval of Funds for further Clubhouse Maintenance (Not to exceed \$ 1,500) So moved by Glenda Burwash and seconded by Skip Hobbs. Carried.

MOTION 6. Approval of \$ 500 to fund January Celebratory Event. Moved by Jim Pluta, seconded by Skip Hobbs. Carried

After some discussion a date of January 24 at 1:00 pm was agreed for the Budget Meeting. This will give the Board the required 20 days' notice to Members required by the By-Laws.

Motion for Adjournment by Bruce Delashmit, seconded by Dennis Schober. Carried.

Meeting Adjourned at 1:44 PM

Respectively submitted,

Bob Burwash

Secretary