

Grand Valley Lakes Property Owners Association
Board of Directors Meeting
April 10, 2009

Call to order:

Richard Badour called the meeting to order.

Prayer:

Betty Boggan led the meeting in prayer.

Members Present:

Richard Badour- President, Mark Woods-Vice President, Bill Wilson-Secretary, Myra Cox-Treasurer, Phil Hickerson, Gelene Keithley, Bob Turner, and Betty Boggan.

Absences:

Bart Creedon has an excused absence.

Quorum:

A Quorum was declared by Bill Wilson.

Reading of the Minutes:

Bill Wilson read the minutes from the March 23, 2009 Special Board Meeting. Phil Hickerson made a motion to accept the minutes as read, Bob Turner seconded. Motion carried.

Treasurer's Report:

Myra Cox read the Treasurers' Report. Bill Wilson made a motion to accept the Treasurer's report as read. Bob Turner seconded. Motion carried.

Manager's Report:

Kevin Brewer stated that the Annual Meeting packets were sent out on April 3, 2009. The area underneath the Lodge is almost finished. We will start mowing next week and we will start painting the walls at the front gate by the end of next week. The color will match the Guardhouse.

Ladies Club:

There was not a Ladies club report.

Old Board Business:

Myra Cox stated that she had received a response from an email that she sent to George Fusner. Myra Cox's email stated "Just a quick note to make sure we are all on the same page. I understand from Herb that what we should be doing now is doing nothing? We are just going to see what Mr. Sledd does?"

George Fusner's response was "you are correct. Essentially there are 3 approaches to the situation.

1. Do nothing and wait to see what Mr. Sledd does with the property. If he does nothing and lets it grow up, then I would need to get involved in a variety of ways. However, it's pure speculation right now. Let him make the first move.
2. Start the process to acquire the Golf Course with the intent of the GVLPOA not operating it. This would entail negotiating a contract, loan terms, appraisal and ultimately a special members meeting to approve the transaction.
3. Start the process to acquire the Golf Course with the intent of the GVLPOA operating it or contracting for its operation as a Golf Course. This would entail all items in 2 plus, financial projections, investigating possible consultants or managers. Obviously this is much more expensive.

My recommendation at the present time is 1. However, Herb and Kevin need to monitor the situation (as I know they will) and keep the Board up to date.

Myra Cox added that she has not heard from Ken Sledd.

Bob Turner asked Richard Badour if an investment group has contacted Ken Sledd.

Richard Badour stated he has not been involved with these discussions, and that the Board, through the committee, should have discussions with Ken Sledd to find out what has transpired. Discussion continued on the Golf Course.

Richard Badour stated that the term of three Board Members will expire after tonight. He went on to thank Myra Cox, Mark Woods, and Phil Hickerson for their service. The election will be held next Saturday. All three are candidates again for the office. Mr. Bebee is here as well. Richard Badour asked Jess Bebee if he would like to say a few words. Jess Bebee stated that we are ready for changes and a new fresh look at Grand Valley will bring to the community. I think there is a lot of separation between the people of Grand Valley. I have been here for eight or nine years and have seen the good and the bad and I think we all get along on the same level, I think we can work at it. Expectations are not overnight. I don't expect that and I don't think anybody would. I think if we got on common ground, we can go from there.

Richard Badour asked if the other candidates would like to speak. Mark Woods stated that he had considered withdrawing from his candidacy because of his sickness. I have been sick for the last three months, and my health is improving and I hope to go back to 100% . I have seen some changes made and I still see opportunity for improvement in Grand Valley. We're going through a difficult time right now and would like to continue that pursuit if given the opportunity, but I will go with the consideration of the voters. Phil Hickerson stated that he has enjoyed his many years on the Board. I am glad that the Board really works together. I've seen alot of changes in the last ten years. I would like to stay on the Board and see some more changes for the good of Grand Valley.

Adjournment:

Mark Woods made a motion to adjourn the meeting, Gelene Keithley seconded. Meeting was adjourned at 7:55 P.M.



President



Secretary