

Grand Valley Lakes P.O.A. Board Meeting

January 11, 2008

Call to order:

Richard Badour called the meeting to order.

Quorum:

A Quorum was declared by Bill Wilson.

Absences:

Phil Hickerson and Mark Woods have excused absences.

Prayer:

Helen Nixon led the meeting in prayer.

Reading of the Minutes:

Bill Wilson read the minutes from the December 14th, Board Meeting.

Corrections:

1. The nomination Committee needs to be in place by the February meeting.
2. The recommended candidates names need to be in by March 15th.

Bart Creedon made a motion to accept the reading of the minutes to be amended as read. Betty Boggan seconded.

Treasurer's Report:

Gelene Keithley read the Treasurer's report. Herb Chambers commented on the unexpected Capital Gains tax of \$56,000.00 that had to be paid on the sale of the lots. Bill Wilson made a motion to accept the treasurer's report as read, seconded by Bart Creedon.

Richard Badour commended the Ladies Club for the tremendous job that they did with the Christmas meal and with the participation and the attendance at the Christmas Party.

Manager's report:

We cannot reapply for the grant for the water tank. We do not qualify because we are a private community. Herb has contacted the USDA rural development and we may be able to get a low interest loan through them. In essence, we need to look into funding the tank ourselves. We need to hire an engineering company to come out and we will get quotes on pricing.

The new handicap entrance is for unloading and loading of the members. There are three parking places for the handicapped only and we request that other members use the main parking lot. We will put up one-way signs and no parking signs. We may need to send out a statement regarding the parking, when we send out the annual packets.

We will install new wood steps to allow the patio entrance to be used; we hope this can be completed in the spring.

Herb Chambers commented on how well the four-man maintenance crew is doing. "We have the best crew we've ever had". The office is doing well also, and Margaret is learning very quickly.

Ladies Club:

Gelene Keithley read the report for the ladies club. The benevolence committee continues to take meals to two families once a month.

Fruit baskets were given out during the Holidays.

The annual bean supper is Saturday, March 1st. Tickets are \$5.00 for children 12 and under, and \$7.00 for adults. Tickets will be for sale for a chance to win a 26" Westinghouse LCD HDTV. The cost is \$1.00 for individual tickets or six tickets for \$5.00. There will be an auction and door prizes will be given away. Proceeds will go toward paving the cemetery drive.

Old Business:

No old business.

New Business:

Richard Badour would like the proxy statement changed, and the board needs to appoint someone other than Bill Wilson and Bart Creedon, because they are potential candidates. A motion by Gelene Keithley was made to nominate Myra Cox, and was seconded by Betty Boggan. Myra's name will be added to the proxy statement for the upcoming annual meeting. Richard and Myra will vote the proxies on behalf of Grand Valley Lakes P.O.A. Motion carried.

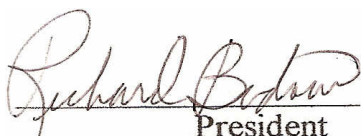
Myra Cox expressed her concerns about the ballot. The committee nominates the people and the committee decides who goes on the ballot. The board does not have any influence on the ballot.

Herb would like to put a footnote on the ballot to let people know that if the ballot is mailed in, there must be a proxy attached for the vote to be counted.

Richard Badour stated that we have reached a point to move on in the future. Herb has reached the retirement age and will retire toward the end of 2008. Kevin Brewer will move into an assistant manager/manager in training position and work with Herb as a working manager in developing a background of the day-to-day operations of Grand Valley. Also, we are looking into moving one of our employees into a lead position to allow Kevin to learn as much as possible. This would be phase one. Phase two, Kevin would be given the option as a full time manager and Herb would be in a lesser position with reduced pay, and work on the projects that are key to the Valley. Herb would also be a backup to the managers for vacation. This is a one to three year process. Herb has done a great job as the manager of Grand Valley. The board is fully aware of the plan to move forward in 2008/2009 and into the future.

Adjournment:

Richard Badour asked for a motion to adjourn the meeting. Motion by Bill Wilson, seconded by Betty Boggan. The meeting was adjourned at 8:10.


Richard Badour
President


William D. Wilson
Secretary

