

# ECHO RIDGE COOPERATIVE CORPORATION NO. 2

## BOARD OF DIRECTORS MEETING

**DATE:** Wednesday, October 23, 2019  
**TIME:** 6:00 PM  
**LOCATION:** Pool Ramada

### CALL TO ORDER

The meeting was called to order at 6:02 PM.

### ROLL CALL

Board Members Present:

Ivy Isham	-	Vice President
Eula Matlock	-	Secretary
Chad Hahn	-	Treasurer
Tom Gaumer	-	Director at Large (Absent)

Management: Gabriel Noriega - GNC Community Management

Resident Manager: Ann Goddard

### QUORUM (3)

A quorum was present to conduct an official meeting. Ms Isham called the meeting to order.

### HOMEOWNERS PRESENT

There were 10 owners present

### HOMEOWNER FORUM

- An owner asked why the pool was turning green. Mr. Noriega stated that it has mustard algae and it has been treated, it is clearing up. It did not turn green but was on its way, the pool contractor caught it in time.
- There was a report of some owners smoking inside the community. Mr. Noriega will send an email out to all to remind them not to smoke 20 feet from the buildings.
- It was reported that the east side pool gate is not latching correctly, Mr. Noriega will get it fixed.

### APPROVAL OF MINUTES

- The minutes of the September 25, 2019 Board of Directors Meeting were approved as submitted.  
*A motion was made to approve the minutes as submitted. The motion was seconded and approved.*

### FINANCIAL REPORT

- The Board reviewed the September 2019 financial report.  
*A motion was made to approve the financial report as presented. The motion was seconded and approved.*
- November & December CD Maturity - Mr. Noriega stated that the November CD is going to mature on the 6<sup>th</sup> and the December CD will mature on the 7<sup>th</sup>. Discussion ensued regarding what to do with the CD's. The board will like to reinvest both CD's. the current rate is 2% and the terms are the same for a 7, 8, 9, 10, 11, 12 and 13 months. The Board would like to reinvest to a 7 month and a 13 month.  
*A motion was made to reinvest both CD's to 7 months and 13 months at a rate of 2% each, the entire amount will be reinvested. The motion was seconded and approved.*

### **MANAGER REPORT**

Mr. Noriega presented the Board with a written report. Below are noted action items:

- **Pool** - It appears the pool was trying to turn green again this past week, it was believed to be mustard algae. The pool was treated before it turned. Mesh as was discussed previously is not going to be a good idea. Victor stated that in order for it to work, the mesh will have to be all the way to the cool deck and with the water it will rust it, or it will have pieces that will be dangerous if left like that. It's best not to do anything with the mesh. The Board will hold off on it and revisit it if need to in the Spring.
- **Landscaping** - Ms Goddard continues to work with the landscaping crew on weekly basis. Currently working on trimming. Ms Goddard stated that there is a new crew member that is doing good, Victor visited the property the other day and attended to a couple of issues he saw with the crew. The Tree Service needs to be contacted to get a bid to trim some overgrown trees.
- **Maintenance** - Mr. Noriega stated that a maintenance tech continues to service the community at least 4 hours per week, supervised by Ms Goddard. There are projects being looked at the moment for maintenance to do. He is normally on property on Thursday from 8-12.

### **BUSINESS**

- **Coop Security** - Mr. Noriega again stated that it was nearly impossible to install cameras at the parking areas due to the location, but he contacted Cox and they will send a rep out this week to check the location and give his opinion on the matter.
- **Cooler Shutdown Dates** - Mr. Noriega stated that the cooler shutdown/furnace turn on is scheduled for the week of the 28<sup>th</sup>, a notice was sent out to all and posted in the bulletin board.
- **Occupancy Agreement & Bylaw Amendment** - Mr. Noriega stated that both the OA and the Bylaw amendment was sent out to all, the OA is being returned to GNC Community Management signed, Mr. Noriega is keeping track of the owners that do.
- **X-Mas Party** - The X-Mas party is scheduled for Saturday, December 7<sup>th</sup>, 2019 starting at 11 am, food and drinks will be provided, more information to follow.

### **NEXT MEETING**

- The next Board of Directors meeting will be on Wednesday, November 13, 2019.

### **ADJOURNMENT**

**Motion: Ms Isham made a motion to adjourn the meeting at 6:50 PM. The motion was seconded, all were in favor and the meeting was adjourned.**