

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
September 28, 2011

Vice President Chuck Greco led the *Pledge of Allegiance*.

1. **Call to Order:** Vice President Chuck Greco called the meeting to order at 10:00 a.m. Vice President Chuck Greco stated that there is a Quorum. Board members present were: Vice President Chuck Greco, Maintenance Director JR Bressler, Building Operations Director Lee Olsen, and Public Relations Director Dick Merschdorf. Secretary Bonna Strange, and Treasurer Loretta Shannon were absent. There were 33 members present.
2. **Motion to Adopt Agenda:** Chuck Greco asked for additions or corrections to the Agenda. There were none. JR Bressler made a **Motion** to adopt the Agenda as presented. Dick Merschdorf seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.
3. **Motion to Adopt Minutes from June 22, 2011:** Dick Merschdorf made a **Motion** to adopt the Minutes from the June 22, 2011 Open Board meeting. JR Bressler seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

OLD BUSINESS:

1. **Filling cracks sealing the Parking Lots:** JR Bressler said that gravel is working up through the cracks in the parking lots. The parking lots need to be sealed at an estimated cost of \$10,000. JR Bressler made a **Motion** that the Board will agree with the contract after our attorney reviews it. Lee Olsen seconded the **Motion**. Dick Merschdorf asked about the allegator area. JR Bressler said that the proposed sealant is made from recycled rubber tires. Chuck Greco said that the money to pay for the sealing of the parking lots is already in the Reserve Fund. Dick Merschdorf asked that the excluded area be stated in the contract. Lee Olsen asked that 'as a method' be added to the **Motion**. The vote was unanimous, and the **Motion**, as amended, carried.
2. **RV Storage Area:** JR Bressler stated that spaces are rented for a full year with no refunds. JR Bressler made a **Motion** that space rent will be pro-rated for ½ year if included with rent for the next full year. Lee Olsen seconded the **Motion**. Chuck Greco said that the Rules and Regulations will need to be changed to reflect the Motion. Lee Olsen asked for a correction to the **Motion** as 'the last 5 months rent will be pro-rated if included with rent for the next full year'. Chuck Greco stated that space rent is from November 1st to October 31st. Any space rented prior to May 31st will pay for the full year. The vote was unanimous, and the Motion, as amended, carried. Chuck Greco will sign as Vice President and JR Bressler will sign as Maintenance Director. This will go into effect immediately.
3. **Doors and Security System:** Chuck Greco stated that the clubhouse doors should be unlocked between 6 am and 8 pm for access without using the white cards. Dick Merschdorf made a **Motion** that the clubhouse doors be unlocked from 6 am to 8 pm. Lee Olsen seconded the **Motion**. In discussion, clubhouse doors are currently unlocked from 6 am to 1 pm. The vote

was unanimous and the **Motion** carried. Chuck Greco stated that the Annex doors will remain locked at all times. Members are asked not to prop the doors open. Members will have to open the door for their non-member guests. There was a discussion about how to use the white cards.

DIRECTORS REPORTS:

Vice President Chuck Greco reported that Sherri needs kitchen volunteers to help on Wednesday mornings.

Secretary Bonna Strange and Treasurer Loretta Shannon were absent. No reports were submitted.

Architectural and BOC Director Lee Olsen reported that the Architectural Committee has 8 projects currently. 2 projects are in the approval stage.

Maintenance Director JR Bressler reported that the city is still working on the box culvert and cattle guard.

Public Relations Director Dick Merschorf reported that weeds are growing again. The best time to spray weeds is in the fall, per Bob Woodworth. Native plants will not be killed by spraying, they will need to be pulled.

VIP's are allowed to issue citations or warnings for parking violations. Florence Police will ticket those caught parking the wrong way at the mail boxes.

Chuck Greco, filling in on President's duties, said that the office staff is doing a great job. Kit Cressler asked him about the Handicapped Stickers. Chuck said that he is still working on it.

Chuck Greco made a **Motion** to adjourn the meeting. Lee Olsen seconded the **Motion**. The vote was unanimous and the **Motion** carried. The meeting was adjourned at 10:30 am.

MEMBER COMMENTS:

Chuck Greco made an announcement of the Planning and Zoning meeting on October 6th regarding the Florence Copper Project.

Al Jablonski and others said that there should be a smoking area in the pool area. Discussion followed.

Darlene Olsen gave a report on the Front Entrance Enhancement.

Doris Jordan made copies of her letter to the editor available for members to read.

David Dooley asked if members would object to him working on his ultra-light plane in his carport.

Chuck Greco stated that starting in October, there will be 2 Open Board meetings per month.

Respectfully Submitted by
June Lewis, Recording Secretary