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## **From the President's Desk...#17**

May 31<sup>st</sup>, 2019

Dear Homeowners,

The Board of Directors met last Friday, May 24<sup>th</sup>. I wish to give you a summary of the reports/motions that were addressed during the meeting. The official Minutes from the meeting will be posted on the Juniper Ridge Resort Website following their approval at the June meeting.

The Minutes from the March 29<sup>th</sup> meeting were approved and are on the Juniper Ridge Resort Website.

**The President's Report:** At a previous Board meeting, the Board approved the Compliance Policy and the position for a Compliance Officer. The Compliance Officer is an employee of HOAMCO and for our purposes a contracted individual. At this meeting the Board approved the Compliance Officer's list of tasks and the Non-Compliance form to be used for all violations. The General Manager will include a summary of violations and resolutions in his regular report to the Board.

At a previous meeting the Board approved the part-time position of an Administrative Assistant for the Board of Directors. At this meeting the Board

approved the job description of the Administrative Assistant. The position has not been advertised or filled, therefore, we have approached Labor Systems, a Temp Agency, for assistance with this position. The temporary professional they have sent us is an hourly employee who works a limited number of flex hours as needed and is afforded no benefits.

The Board feels that the principle of due process should be enacted if there is a need to remove a member of a committee. The Board voted that a committee member can only be removed from a committee either by resignation or majority vote of the Board of Directors.

**The General Manager's Report:** Phil stated that because of the harsh winter and cold spring, the golf course is still a work in progress. The maintenance crew is working diligently in trying to bring the greens into good play. So, golfers, if your scores are off, feel free to blame the course. This week anyway!

There was a water leak discovered in the arts and crafts room that led to mold. The issues have been resolved and the room is open for business.

Some of the trees in the green belt are retiring and some have become permanently dormant. This summer this issue will be addressed, and additional new trees will be planted.

Phil reminded us that we are past the threshold (May 15<sup>th</sup>) to park boats, boats on trailers or utility trailers on your lot. Hence, why we provide the rental storage lots.

**The Assistant General Manager's Report:** Phil

reported on behalf of Gloria that the front office is currently assisting the Elections Committee in preparations for the upcoming elections. (As a side comment from me, this will be an uncontested election since there are only three candidates seeking four open positions. I personally find it disappointing that with over eight-hundred homeowners eligible to run, that only three individuals stepped forward. I guess it's easier for some folks to simply be complainers rather than change agents. The newly elected Board will decide to appoint a fourth person or leave the position vacant.)

There are currently 67 renters registered to arrive this summer with more expected. The completed Homeowner/Renters disc that provides all the community documents is completed and provided at check-in.

The new summer Business Center hours begin June 1<sup>st</sup>.

The annual storage billing has been completed. Residents on the waitlist are being called.

In the process of creating an advertising page on our Website for residents to conveniently locate vendors and save on the cost of paper.

### **The Finance Committee Report:**

Please see the Juniper Ridge Resort Website for detailed financial information.

This spring major on-going street repair work was completed in two projects. The cost of this work was \$231,540.99. These two projects were approved by the previous Board. This fall, a third project will be done at an additional cost of \$40,220.00. This third

project was approved last year by the current Board.

Last fall the Board hired *Association Reserves* to do an **Update “No-Site-Visit” Reserve Study**. The study has been completed and presented to us.

Yesterday the Board had a special open ‘working session’ Board meet to review the document and prioritize needs and costs for 2020 budget purposes.

A motion was made and passed that amendments to the ARC Standards can be made bi-annually at the July and January’s Board meetings.

Please read the ARC minutes on the Juniper Ridge Resort Website for in-depth coverage.

**The Golf Advisory Committee:** No report, however a question was raised by a Board member questioning a rate increase in advertising at the tee boxes. Apparently, there was a rate increase without the Board’s approval. I will meet with the Golf Advisory Committee chairman to discuss this concern.

**Buildings Grounds and Maintenance Committee:** Lanny Ray gave us an update on the Woodshop. The woodshop committee is proposing a 36,000 square foot state-of-the-art addition to the woodshop at a cost of seven million dollars.

Wait a second, let me check my notes on that one. Ok, my mistake. They are proposing a 360 square foot state-of-the-art addition at a cost of seven thousand dollars. So close! The Board asked Lanny to submit a written proposal and the Board is hoping this project, if approved, could happen this summer.

The \$7,000.00 would be for the cost of materials and labor would be provided by the woodshop members.

The Board thanked the woodshop folks for all the projects they so generously make and provide at no cost throughout the resort.

### **Strategic Planning Update:**

In October of 2018 the Board of Directors created an ad hoc Strategic Planning Committee, headed by chairman John Naughton. At this month's Board meeting the committee presented their findings in their document entitled: ***Juniper Ridge Golf and RV Resort a Plan for the Future***. John gave a brief summary of each of the chapters. The Board thanks John and his committee for all the long hours and hard work that they put into this project and document. The Board will create a strategy for implementation to take to the homeowners for a vote.

**Unfinished Business:** A motion was made and tabled at the March meeting by the ARC committee concerning trees. The motion was withdrawn at his meeting.

**6<sup>th</sup> hole golf course update:** The ten acres surrounding and including the 6<sup>th</sup> hole of the golf course finally has been sold and recorded. The Board met in Executive Session on Friday, May 24<sup>th</sup>. No other information is available.

The next Board Meeting is scheduled for Friday, June 28<sup>th</sup> at 10 AM in the Grand Lodge.

Just a reminder to all Committee heads, ALL reports are do either via e-mail or hard copy in the office by

**8 AM Monday, June 24<sup>th</sup>.** Any reports coming in after that will be added to the July meeting.

Committees heads are also reminded that minutes of their meetings are required to be posted on the Juniper Ridge Website. If you have questions regarding this process, please contact the Administration Office.

Thank you for taking the time to read this letter and staying informed concerning the business of the Board of Directors.



Again, I can only encourage you, if you want to know the facts, and not simply someone's opinion, ask a staff member or a board member or go to the official Juniper Ridge Resort Website and find out for yourself.

Enjoy our beautiful weather, your awesome resort, friends, our endless activities and most importantly, stay positive.

Life's too short for anything less!

Carpe Diem,  
Larry Weidner, President, CEO  
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