Call To Order (Executive Session)
The meeting was called to order by Paul Schyck at 4:02 p.m. with a quorum present.

Introductions:
Introductions and congratulations to new association board members were made.

Review & Approval of Minutes from: August 8, 2016 meeting
Kevin motioned and Paul 2nd the 8.8.16 minutes approved as corrected “5. Pulte has a preliminary site plan with the development of 47 new lots. It will be a separate entity and cannot be annexed into current association because of age, (7 years old) but will be included under the Master Association. It will be added to the 2017 Built-Out Budget.”

Community Manager Update: Matt Lenart
1) Plant replacement is finished and the tree replacement is almost complete. Brightview planted daffodil bulbs for spring bloom.
2) Cutworm disease damage to residents lawns has been treated and under control.
3) Parks are improving, especially the new wooden signs that the ‘Woodworkers’ Club handmade and they are first-rate.
4) Goose population is under control.
5) Irrigation: Working on solutions for a smooth start in spring. Kevin requested a meeting be scheduled between Matt, the contractor and Pulte in spring.
6) Rain Sensors: To move forward in spring.
7) Garage Door Bracing: A schedule has been blasted to the residents.
8) Ice Melt Program has been implemented again because it was a big success last winter season.
9) Comcast update will be given at the ‘Open’ portion of tonight’s meeting.
10) Outdoor Pool Resurfacing is complete except for acid washing in the spring of 2017.
11) Indoor Pool plans for fix-up and repairs will be started when the outdoor pool is opened sometime in spring/summer of 2017.
12) Parking Lot: Is finished and looks very nice.
13) Architectural Appeals and Request for Variance: Paint garage door black. No decision made at this time. Matt to send information via email to MBOD for further review.
14) RCF’s: Continuing meetings with Barney Smith and John Hawley to implement system. Kevin made a recommendation for Matt to inform and remind the residents of the chain of command regarding concerns.

15) Grand Reserve Staff: Added new employees and we now have a strong team, holding quarterly staff meetings with great communication and cooperation.

**Lifestyle Director Update: Kylie Gates-Barrett**

1) Lifestyle Committee has 13 members. Jan Smolin has been approved as replacement for Peter Parker. There is now a waiting list to be on the committee.

2) Online Resident Directory: New online picture directory will not only have resident’s photos but be full of helpful information as well. It is almost complete. It has been an enormous undertaking. Deadline for picture taking is 11-30-16. Directory goes to print 12-1-16. 141 booklets have been pre-ordered. 70 residents are not yet in directory. 30 do not wish to participate.

3) Interest Groups & Charter Clubs Rules & Regulations: They were previously fashioned for larger communities so a project team was formed to help revise the Rules & Regulations so as to better accommodate and personalize for the GR community. Kevin asked Kylie to contrast old verbiage vs. new. Kylie said she would email the MBOD the revised copy.

4) Point of Sale System: POS is almost complete and hopefully ready to roll out by the end of January. Communication and updates to come.

**Condo Association and Architectural Committee Report: Jim Rabine**

1) Al Johnston was re-elected to the Condominium BOD serving as the Vice-President. Jim Rabine was appointed the President.

2) Truman Heicher has replaced Dale Cunningham as the treasurer of the Condo Association.

3) Design Guidelines were submitted and reviewed by attorney and returned with his authorized consent. Jim asked for the MBOD’s approval. Paul motioned to approve. Kevin 2nd. Passed.

**Townes Association Report: Bob Emick**

1) Bob Emick and Bob Paul were elected at the Townes Annual Association Meeting on 10-27-16 to the BOD, with Bob Emick appointed to serve as the President, Bob Paul to serve as the Vice-President. Connie Fishtahler will finish her term, as Director. Debra Herring will continue as the Secretary/Treasurer.

**Finance / 2017 Budget Discussion:**

1) Sam Burdick (Chairman of Finance Committee) arrived and was disenthralled with the current budget, more specifically the Townes portion and could not support it at this time. Discussion ensued. MBOD would like more information and a meeting between Matt, Sam, Paul and Kevin will be scheduled forthwith. Budget not approved.

2) Sam asked the MBOD to explain the rationale behind the ‘Cost Center’ decision to the residents at the upcoming ‘Open’ portion of the meeting. Kevin agreed to do so.

3) Matt presented a user friendly ‘Financial Report’ proposed by Sam to add to the GR website and Sam aims to update it quarterly. Kevin and Paul were in favor of the idea.
<table>
<thead>
<tr>
<th><strong>Confirm 2017 Meeting Dates:</strong></th>
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<tr>
<td>Similar to last years schedule with a Developer Update in the spring and Budget Approval meeting in November. Exact dates TBA.</td>
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<th><strong>Adjournment:</strong></th>
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<tr>
<td>Motion by Paul to adjourn at 5:05pm, 2nd by Kevin. Motion passed.</td>
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**OPEN SESSION / 6:00 pm**

**Call To Order and Introductions**

*Pledge of Allegiance and the meeting was called to order by Paul at 6:02 pm*

**Developer Update for Grand Reserve South: Paul Schyck**

*Approximately 50 Units will be developed across from Grand Reserve and will be called Grand Reserve South.*

**Developer Reasoning for ‘Cost Center’ Decision: Kevin Christofferson**

*Aside from the welcomed research that the Finance Committee sought, the Board did an independent study as well and decided there was no significant evidence to support a change to the current structure at this time.*

**Budget Review:**

*Kevin Christofferson stated the 2016 budget will not be approved at this time per findings at the Executive Session. A meeting will be scheduled next week to review and resolve. It is anticipated that there will be an assessment increase and a decision regarding the budget by the end of next week. It will then be available on the website when ratified.*

**Community Manager Update: Matt Lenart**

1) Matt duplicated his update from the Executive Session briefing above.
2) Matt is waiting to hear from Comcast. He will be the liaison between Comcast and the community and there will be an upcoming informational meeting TBA.

**Lifestyle Committee Update: Carolyn Rabine**

1) Update was patterned after Kylie’s reporting during Executive Session with the exception of announcing that a representative from Comcast will be invited for an educational question & answer session. Date TBA.
2) Carolyn Rabine commended Kylie, Matt and Debbie for helping make the Lodge a fun, enjoyable and pleasant place to gather again. She stated that most are in agreement that there is a totally different attitude and feel to the place.

**Architectural Update: Jim Rabine**

1) Design Guidelines were approved at the Executive portion of this meeting.
2) Rosemary Ames will be collecting a wish list of changes for the future.
3) Approximately 30 changes have been made to the Guidelines and Jim will give a summary to residents in the near future.

**Joint NH Update: Al Johnston**

1) Joint Neighborhoods Workshop will meet quarterly in 2017. Open Workshops on January 11, April 12, July 12, and November 8. The officers will meet in Executive session on the remaining months throughout the year.

**CONT. NEXT PAGE**
2) Individual association meetings are required twice per year and will take place the last Thursday in May and October with the October meeting including the election of directors.
3) The Condo BOD will schedule the meeting dates for the 1st half of 2017. The Townes will undertake scheduling for the 2nd half.

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<tr>
<th>Resident Questions &amp; Answer Session for Developer:</th>
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<tr>
<td>See Attached</td>
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<tr>
<td>Adjournment: (OPEN Session)</td>
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<tr>
<td>Motion by Paul to adjourn at 7:10 pm, 2nd by Kevin. Motion passed.</td>
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Respectfully submitted by Debbie Jackson (scribe)