

**GREEN VALLEY MUTUAL WATER COMPANY**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 19, 2021**

1. The meeting was called to order at 6:31 p.m. by President, Ed Gray, at the Hilton Garden Inn.

Directors present at the meeting:	President Vice President Secretary/Treasurer Directors:	Ed Gray Kit Kjelstrom Scott Burger Rick Blea Christine Brandt Ken Martin Charles Mattson
Employees Present:	General Manager Recording Secretary	Steve Brandt Emily Nohr
Public Present:	Robert Perrill, Sherese Perrill, Brad Runsick, Kathy Benjamin, Nicole Mitescu, Bergen Moore and Susan Lopez	

**2. PUBLIC COMMENT:**

- a. Shareholder, Brad Runsick, addressed his nomination by GVL Recreation, Inc. Board to fill their vacancy, which was not approved by the GVMWC Board of Directors. Mr. Runsick introduced himself, his resume, and discussed his business and involvement in the community. A petition titled "*Petition to GVMWC Board of Directors: Elect Brad Runsick to the GVL Recreation, Inc. Board of Directors, to fulfill the vacant position for the term ending in November 2021*" was provided to the Board with 81 signatures attached.
- b. Shareholder, Susan Lopez, made comments regarding the following items:
  - i. Requested items be addressed at the Annual Shareholder Meeting regarding voting requirements for changes to company documents, clubhouse rental rate increase, water report from Kevin Floyd, and staff hiring policy.
  - ii. Question regarding the rules for serving on the recreation board and water board.
  - iii. Question regarding a time frame for someone being on the board after being paid for services to the Board or community.

**3. CONSENT CALENDAR:**

- a. A request to remove item B was granted.
- b. **M** (Kit Kjelstrom) **S** (Christine Brandt) **C**: To approve items A and C through H of the consent calendar.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller
- c. A discussion was held regarding item B.  
**M** (Kit Kjelstrom) **S** (Scott Burger) **C**: To approve item B of the consent calendar.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller

**4. FINANCIAL REPORTS:**

- a. Scott Burger presented the March financial statements, providing detail into the Comparative Financial Statement, where the Company is ahead of budget by \$11,296.00. A more in-depth explanation of the Appropriated Retained Earnings was provided to the public in attendance.  
**M** (Scott Burger) **S** (Christine Brandt) **C**: To approve the Financial Statements for March 31, 2021, as presented.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller

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**PUBLIC COMMENT:**

- a. Shareholder, Susan Lopez, questioned the income coming from Transfer Fees and the sale of houses in Green Valley Lake. Scott Burger responded that the Company is running behind budget in Transfer Fees, as noted in the financial statements.
- b. Shareholder, Kathy Benjamin, questioned the accountant's disclaimer on the annual financial statement sent out to shareholders. Scott Burger responded, explaining that an annual review is conducted every year by the company CPA. In addition, every 3-5 years the Company hires an independent third party to perform a financial audit.

**5. NEW BUSINESS:**

- a. Steve Brandt presented Resolution 20-01, an emergency resolution addressing the disruption of 2020 board member elections due to COVID-19. The resolution allows for an additional election at the Annual Shareholder Meeting for the three terms expiring which were extended due to COVID-19. Those elected to fill these three positions will serve a 2-year term to prevent irregular election cycles in the future.  
**M** (Kit Kjelstrom) **S** (Ken Martin) **C**: To adopt Resolution 21-01 as presented.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller  
**PUBLIC COMMENT:**
  - i. Shareholder, Brad Runsick, questioned how the different terms will be elected. The Board responded that two separate elections will be held for the different terms.
- b. Steve Brant presented Resolution 21-02, authorizing the Office Manager to act on behalf of the Company in regard to a County Tax Sale, for the purpose of claiming excess proceeds.  
**M** (Scott Burger) **S** (Ken Martin) **C**: To adopt Resolution 21-02 as presented.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller
- c. Steve Brant presented Resolution 21-03, authorizing the Office Manager to act on behalf of the Company in regard to a County Tax Sale, for the purpose of claiming excess proceeds.  
**M** (Scott Burger) **S** (Charlie Mattson) **C**: To adopt Resolution 21-03 as presented.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller
- d. **M** (Christine Brandt) **S** (Ken Martin) **C**: To elect Alan Aceto to the vacant position for the GVL Recreation, Inc. Board of Directors.  
Ayes: Ed Gray, Kit Kjelstrom, Scott Burger, Ken Martin, Rick Blea, Christine Brandt, Charles Mattson  
Nays: None  
Abstain: None  
Absent: Glen Pyne, Jerold Miller  
**PUBLIC COMMENT:**
  - i. Shareholder, Susan Lopez, asked if the rules for being on the GVL Recreation board are the same as those for the Water Board. The Board responded that no, the rules are not the same.

**6. CORRESPONDENCE:**

- a. The Board reviewed a request for a balance waiver on a past due account. The Board directed staff to send a response and offer a payment plan in lieu of a waiver.  
**M** (Christine Brandt) **S** (Kit Kjelstrom) **C**: To not grant a waiver of the past due amount on the account.

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7. **OPEN SESSION RECESSED AT 7:20 PM FOR EXECUTIVE SESSION.**
8. **EXECUTIVE SESSION: 7:59 PM to 8:16 PM**
  - a. The board discussed shareholder correspondence and direction was given to Staff on how to proceed.
9. **ADJOURNMENT:** The meeting was adjourned at 8:18 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Emily Nohr". The signature is written in a cursive, flowing style.

Emily Nohr,  
Recording Secretary