

# GRANDRIDGE MEADOWS HOMEOWNERS ASSOCIATION

Minutes of the regular meeting of the Board of Directors

December 18, 2013

1. **Call To Order.** Brandi Hamman, President, called the meeting to order at 7:04 p.m. at Mid-Columbia Library.

2. **Roll Call.**

2.1. A quorum was not present with the following directors in attendance:

Michael Galgoul

Board Member

Brandi Hamman

Board Member

Jim Lampman

Board Member

2.2. The following Board Members had an unexcused absence: Dawn Bastin-Hernandez. The following Board Members had an excused absence: Jack Briggs, Carlos Fernandez and Dan Morris. The lack of a quorum prevented any board action and only recommendations were made with voting postponed until the January meeting.

3. **Open Forum.** Brandi Hamman asked if there were any questions or concerns from those in attendance and there were none. Michael Galgoul stated that homeowners could bring up concerns at the meeting or send them to our email address which is [grandridgemeanowsHOA@gmail.com](mailto:grandridgemeanowsHOA@gmail.com).

4. **Secretary Report.**

4.1 Approval of Minutes. There were no changes or additions to the minutes of the regular meeting of the Board of Directors from November 18, 2013 and the consensus was that the minutes be approved.

4.2 HOA website. The HOA web site address was again provided: grandridgemeanowsHOA.com. Pam Bisconer, Secretary, stated that all of the minutes from all of the past meetings are now posted on the web site. The CC&Rs are posted on the web site also.

4.3 Neighborhood watch update. Pam discussed the Neighborhood Watch Program. It was agreed that the information on this should also be posted on the website to determine the level of interest.

## **5. Financial Report.**

5.1 Update on Homeowners' Dues Payments & Outstanding Dues. Michael Galgoul reported that we have received \$20,800 in current and past dues and that 53 homeowners out of 142 have not paid and that 17 accounts have past due balances and two properties are in foreclosure.

5.2 Budget Approval for 2014 and Financial Report. Michael stated that we expect to approve the 2014 budget at the January 2014 meeting and that we expect to collect \$21,000 in dues in 2014. Michael reported that we had \$23,687.44 in checking at the end of November. Expenses in November included: Desert Green \$869.56, Board insurance \$817.00, \$67.90 for our website, irrigation expense of \$185.75, taxes of \$797.07 and \$1,302.69 for 2010 and 2011, and Benton County Treasurer for \$39.16 and \$33.37 which are property taxes for the common areas the HOA owns, for a total of \$4,112.50 in expenses.

5.3 Signatory Motion for Check Signing. Michael stated that this has been completed and Brandi Hamman and Dan Morris have been added and that the next step is bonding. Brandi stated that she is already bonded and that that may be all we need. She will follow up. The fee is \$326 per year per individual.

## **6. Architectural Control Committee Report.**

6.1 Christmas lighting display. Jim Lampman said that the Architectural Control Committee thought it would be a good idea to have an award for the best Christmas lighting display in Grandridge Meadows. The Board agreed that it should be posted on the website and that the winner be given a sign to post in their yard.

6.2 Entrance way lights. Jim Lampman reported that the entrance way lights have been repaired but that they have been shorting out so he has been monitoring them to make sure they stay lit. One homeowner brought up a concern that the light is shining in his eyes when he departs from the subdivision. Jim stated he would investigate to see if there is a way to prevent this.

6.3 Easement Encroachment. Jim Lampman stated that there was a home in our subdivision that had a row of arborvitae that was encroaching on Benton PUD's aerial right of way but that the homeowner has trimmed them so this is no longer an issue.

6.4 Enforcement Letter. Jim Lampman mentioned homeowners are liable for snow removal on walkways on their property. He said he checked into snow removal for our streets but that isn't feasible so he checked into de-icing. He said the cost for de-icing is \$150 per treatment. Concerns were expressed that the de-icing material may be toxic to our landscaping and Jim stated that our landscaping vendor would not apply anything that would kill our plants because they would have to replace them. A question was asked if the de-icing material was pet friendly. Jim said he will follow up on that.

## **7. Old Business.**

7.1 Update on meeting with attorney Craig Walker. Michael Galgoul reported that he and Dan met with Craig Walker last Thursday. Michael noted that since the CCR's state that the builder can determine who is placed on the Architectural Control Committee a letter approved by Tony is required to appoint Jack Briggs and Jim Lampman to the ACC. This is because the builder still has two homes owned by TMT in Grandridge Meadows and that as long as he owns these homes he is exercising his right to determine ACC members. Michael explained that the reason for this was in a previous development the builder lost a sale of a home because the ACC would not make changes that a prospective buyer wanted. The attorney felt the builder will not contest board actions in other areas if Grandridge Meadows drafts a letter appointing Board Members Jack Briggs and Jim Lampman as the ACC members. The letter has been drafted and will be approved at the January meeting.

Michael Galgoul stated that liens and collection of past dues was also discussed with the attorney. The attorney is willing to prepare a model letter and then the HOA can prepare the letters after that and submit it to the county and pay the fee. The cost for this is \$200 and is recoverable by the HOA when the home is sold.

8. **New Business.** Accept Dennis Janikowski's resignation and determine replacement. Brandi Hamman stated that Dennis had resigned from the Board and asked if anyone in attendance would be interested in serving on the Board. Brett Menaker stated he would be interested. Brandi said a decision on the replacement would be made at the January meeting and that Brett may be the only one interested and may run unopposed or that there may be other members interested.

9. **Executive Session.** (If required). No executive session was required.

10. **Next Meeting Date.** January 15, 2014 at 7 p.m. at the Mid-Columbia Library, 1620 S. Union St.

11. **Meeting Adjourned.** The meeting was adjourned at 7:56 p.m.

The foregoing minutes were approved by the Board of Directors on January 15, 2014.