

GRANDRIDGE MEADOWS HOMEOWNERS ASSOCIATION

Minutes of the regular meeting of the Board of Directors

January 15, 2014

1. Call To Order. Brandi Hamman, President, called the meeting to order at 7:07 p.m. at Mid-Columbia Library.

2. Roll Call.

2.1. A quorum was present with the following directors in attendance:

Brandi Hamman, Board President

Michael Galgoul, Board Vice-President and Acting Secretary for the January Meeting

Jim Lampman, Board and Architectural Committee Member

Jack Briggs, Board and Architectural Committee Member

Dan Morris, HOA Treasurer

2.2. The following Board Members had an unexcused absence: Dawn Bastin-Hernandez. The following Board Members had an excused absence: Carlos Fernandez and Pam Bisconer, HOA Secretary.

3. Open Forum. There were no comments heard from the home owners present at the meeting.

4. Secretary Report.

4.1 Approval of November and December 2013 Minutes. The minutes of the regular meeting of the Board of Directors from November 18, 2013 and December 18, 2013 were approved as submitted. The

motion was made by Jack Briggs and seconded by Jim Lampman. The motion passed unanimously.

4.2 Neighborhood watch update. Michael Galgoul reviewed the discussion presented by the Secretary at the December meeting. Homeowners present were asked to indicate their interest in participating and it was agreed that a request for participation also be included in the next mailing sent to homeowners. Information regarding the Neighborhood Watch program is presently posted on the HOA Web site.

5. Financial Report.

5.1 Financial Report. Dan Morris handed out the Balance sheet for December 2013 and the profit and loss statement for January 1, 2013 to December 31, 2013. As of December 31, 2013 the checking account balance was \$25,891.32. The year ended with net income of 6,237.08. Dan asked if the Desert Green Contract was still in effect for January 2014 and was told it was through February 2014.

5.2 Status of Dues. The treasurer said that statements were sent out to provide those that had paid a receipt. In addition, notices were sent to 17 accounts still in arrears with a request to contact the treasurer to establish a payment schedule. As of this meeting, 4 of 17 homeowners over 90 days have made contact and set up a payment schedule. The issue of how to address the remaining accounts was discussed. The result was the following motion: Jack Briggs moved that notice should be given that as of March 31, 2014 homeowners who had not made arrangements to pay would be charged interest as established by the by-laws and assessed a penalty to cover the cost of filing a lien by the attorney. Those who had set up a schedule prior to March 31, 2014 would not have interest added to the amount they owe. Jim Lampman seconded and the motion was unanimously approved.

The treasurer offered options for dues payment for 2014 to get back to a year-end billing of dues. The following motion is the result: Jack Briggs moved that dues should be due on June 1st in 2014 and January 31st in 2015. Jim Lampman seconded and the motion was unanimously approved.

5.3 Budget Approval for 2014. Dan Morris presented the 2014 Budget, which was discussed at the December meeting for Board approval. Jack Briggs moved that the Board approve the budget. Jim Lampman seconded the motion and the board unanimously approved. It was also noted by Jack Briggs that the budget according to the by-laws should be submitted at the annual meeting for approval no later than 2 months after board approval.

5.4 Federal Tax Penalties and Interest. The treasurer reported that the IRS had sent notices for the 2011 and 2012 taxes assessing interest and penalties for late filings and requested Board guidance since

previous communication with the IRS by Michael Galgoul suggested no penalties would be assessed as long as the taxes owed were paid. Jim Lampman moved to pay the interest and penalties but to file an appeal of the amounts.

6. Architectural Control Committee Report.

6.1 Christmas Lighting Display Winner. The committee announced the winner was Cassie Suarez at 8207 W. Bruneau Place. She received a \$50 gift certificate to Olive Garden.

6.2 Review and approve ACC Letter. Jack Briggs presented and the Board discussed the sending of a letter to Tony Tahvili acknowledging his authority over the Architectural Committee until his last home is sold and his agreement to ACC Board Members Jack Briggs and Jim Lampman. Jack Briggs moved the letter be approved by the Board and signed by the President and sent to Mr. Tahvili for signature. Jim Lampman seconded and the motion was unanimously approved.

6.3 Steptoe development. Jack Briggs discussed the planned development of Steptoe and the area adjacent to it including the potential impacts to Grandridge Meadows development. Michael Galgoul moved that the ACC follow the developments and make regular reports and recommendations to the Board. Jim Lampman seconded and the motion was unanimously approved.

6.4 Follow-up on Sidewalk Ice Treatment. In follow up to a question at December's meeting, Jim Lampman reported that the mixture Dessert Green would apply to melt ice and snow is not harmful to pets or vegetation.

7. Annual Meeting. The Board discussed the scheduling of the 2014 annual meeting and selected March 5th as the date. Jim Lampman moved that the annual meeting be held on March 5, 2014 at 7PM at the Benton PUD Meeting Room and that the Board prepare for the election of board members for a June 30, 2014 - July 1, 2015 term and approve an annual budget. Jack Briggs seconded and the motion was unanimously approved. All board members are up for re-election and there was discussion about the advisability of changing that part of the Bylaws (1.2) to ensure a degree of continuity on the board.

8. Old Business.

8.1 Election of Board replacement for Dennis Janikowski. Brett Menaker volunteered to fill the term of Dennis Janikowski. Mr. Menaker resides at 8307 W Bruneau Place and is a retired engineer. Jack Briggs moved that Brett Menaker fill the term of Mr. Janikowski. Jim Lampman seconded and the motion was unanimously approved.

9. Executive Session. No Executive Session was required.

10. Next Meeting Date. Benton County PUD Auditorium on March 5, 2014 at 7 p.m.

11. Adjournment. Brandi Hamman moved for adjournment at 8:30 PM. Michael Galgoul seconded and the motion was unanimously approved.

The foregoing minutes of the Board of Directors were approved on March 5, 2014.