

GRANDRIDGE MEADOWS HOMEOWNERS ASSOCIATION

Minutes of the regular meeting of the Board of Directors

June 7, 2014

1. Call To Order. Brandi Hamman, President, called the meeting to order at 12:31 p.m. The meeting was held at the home of Dan Morris as the meeting was held before the summer Block Party.

2. Roll Call.

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

Brandi Hamman, Board President

Michael Galgoul, Board Vice President

Jim Lampman, Board and Architectural Committee Member

Dan Morris, HOA Treasurer

Brett Menaker, Board Member

2.2. The following Board Members had an excused absence: Jack Briggs.

3. Open Forum. There was a limited agenda and no open forum was held at this meeting.

4. Candidates and Election of Directors and Officers. Brandi indicated that we needed to determine officers for the coming year for President, Vice President, Treasurer and Secretary. Michael Galgoul asked for clarification regarding whether any nominations were received from home owners. Brandi and Pam both indicated none were received. Motion by Jim Lampman and seconded by Brett that everyone retain their current position. Pam Bisconer indicated she did not want to retain her position as secretary. After discussion, Pam agreed to retain her position with the stipulation that she would not be responsible for tracking of violation letters. Jim Lampman agreed that this was an ACC responsibility. Motion then passed unanimously.

5. Secretary Report.

5.1 Approval of March 2014 minutes. The minutes of the regular meeting of the Board of Directors from March 2014 were approved as submitted. Jim Lampman moved and Michael Galgoul seconded that the minutes be approved. The motion passed unanimously.

6. Financial Report.

6.1 No Financial Report was given at this meeting.

7. Architectural Control Committee Report.

7.1 ACC Annual Report. Jim brought up the fact that the pathway between houses in the new subdivision has not been completed. There was discussion about building a fence to fix this but that this may infringe on a city easement. A motion was made by Michael Galgoul that we finish the path with rock. Jim mentioned that one homeowner had already placed some rock in his yard to help finish it. Previous motion by Michael was tabled and Michael moved that we finish the path with rock and give the homeowner who finished part of it a \$100 gift certificate to Lowe's. Motion seconded by Jim. Jim will get a bid and have the low bidder perform the work.

8. New Business.

8.1 New ACC members. Jim stated that he would like to have two additional members on the ACC Committee. They are Jim Smith and Cindy Winklesky and only Jack Briggs or Jim Lampman can approve architectural decisions that may involve Tony. Jim Lampman moved that these two members be accepted and Michael Galgoul seconded.

9. Executive Session. No Executive Session was required.

10. Next Meeting Date. TBD

11. Adjournment. Meeting was adjourned at 1:02 p.m.

Upon adjournment, Officer Reil with the Kennewick Police Department spoke about the physical security of homes, and reporting suspicious activity. He also discussed what to do in the event of identity theft. A drawing was held for 3 free services that were donated by Desert Green.

The foregoing minutes of the Board of Directors were approved on September 10, 2014.