

# GRANDRIDGE MEADOWS HOMEOWNERS ASSOCIATION

Minutes of the regular meeting of the Board of Directors

September 10, 2014

1. Call To Order. Michael Galgoul, Vice President, called the meeting to order at 7:00 p.m. at Mid-Columbia Library.

2. Roll Call.

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

Jack Donnelly

Board Member

Michael Galgoul

Board Vice President

Brett Menaker

Board Member

Dan Morris

Board Treasurer

Jim Lampman

Board and Architectural Committee Member

Pam Bisconer

Board Secretary

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

3. Open Forum. Comments from members were heard throughout the meeting.

4. Secretary Report.

4.1 Approval of Minutes. The minutes of the regular meeting of the Board of Directors from June 7, 2014 were approved as submitted.

5. Financial Report.

5.1 Financial Report. Dan stated that income would normally be \$21,000 per year and that the \$21,677 is higher because we billed in the middle of the year and will be back on schedule in 2015. Our balance sheet shows that we have \$37,907.12 in the bank which is a significant increase over last year and we have no outstanding bills. Dan said we are in a pretty good position financially. He suggested we put funds in a reserve account in the future. Michael asked if there was a certain percentage that Dan recommended. Dan stated that the reserve should be able to cover replacement of all the shrubs and bushes in the common areas so he recommends \$20,000 to \$25,000.

5.2 Update of Outstanding Dues and Liens. Dan stated that \$13,500 is the total reserve on delinquent accounts. If we file our own liens the cost is \$125 per lien. The attorney charges approximately \$525 per lien but may give us a discount if we bundle a number of them together. Dan motioned that we have the attorney prepare a lien for any delinquent account that is over 3 years and that we include this in the 2015 budget. Motioned seconded by Brett and passed unanimously.

5.3 Liability Insurance Renewal. Dan stated that we have liability insurance on the common areas and that cost for this was \$817 last year and our renewal is \$847. We also have Director and Officer Insurance which last year was \$1,188 and renewal is \$1,247 this year. Dan motioned that we renew this coverage for one year and that this be included in the 2015 budget. Motion seconded by Michael Galgoul and passed unanimously.

6. Architectural Control Committee Report.

6.1 Proposal on masonry wall to be installed along Center Parkway. Jim stated that the cost for a masonry wall would be \$43 to \$50 per foot and we have 1400 running feet so the total amount would be approximately \$63,000. Members and the HOA Board felt this was cost-prohibitive.

6.2 Policy to avoid the death of lawn and shrubs when property is repossessed. Jim mentioned there was no real fix to the problem after some detailed discussions with other HOAs and legal staff, and the only potential near-term solution was if someone were to volunteer to water the lawn for a house that was in foreclosure that the HOA would consider paying for the water addition to irrigate the foreclosed lawn/bushes. There was some discussion about how long the homes would be in foreclosure before they would go back on the market.

6.3 Review the success of violation letters and mention some of the problems. Jim stated that there has been about a 90% compliance rate with the violation letters that have been sent although some homeowners expressed disagreement with violation letters sent and asked for clarification. Some verbal discussion occurred.

6.4 Determine use of signs – for reminders on housekeeping, or merely keep them for notices of meetings. This was discussed and the consensus was that they be used for whatever the HOA Board members feel is appropriate.

6.5 Schedule for replacing missing shrubs and arborvitaes. Jim stated that this has been completed.

6.6 Work done on west-end walkways. Jim mentioned that this area has been filled with rock and it looks a lot better.

6.7 Christmas tree lighting. (New Business) Jim mentioned that there will be another contest for best holiday lights and that the prize will be a \$50 gift certificate.

6.8 Replace irrigation line east of Montana on Center Parkway. (New Business) Jim stated that we have lost a few plants and the line is getting blocked due to sand. He stated it will cost \$844 to replace the line and since there is \$2,000 in the budget the project will be commenced. Jim said that they will also be putting in a fence to close off Bruneau Avenue to the other subdivision. Cost will be approximately \$375 and this project will also be started.

6.9 HOA sign. (New Business) Jim stated that one of the HOA signs was allegedly stolen and he will now be purchasing another sign.

## 7. New Business.

7.1 Election of New President and Treasurer. Michael stated that the new President has to be a current board member but stated that the Treasurer can be a homeowner. Since none of the current board members expressed an interest in being President Michael will serve as Acting President until an election can be held next year. No one attending the meeting was interested in serving as Treasurer. Dan stated that his home may not sell for 60 days and that he is willing to train the new Treasurer. Pam Bisconer, Secretary, stated that both Dan and Michael have done an excellent job. Anyone interested in serving as Treasurer is asked to send their nomination to Pam via email at: [pbisconer@charter.net](mailto:pbisconer@charter.net).

7.2 Purchase of a waste container from Waste Management this fall for residents for yard debris. Michael stated that he had investigated the cost of adding a waste container in the subdivision and that it would cost \$500 to \$600 per month. There was discussion about residents being able to put out an extra bag at no cost during the month of October as long as the bag does not exceed 55 lbs. No strong need or support was established so the waste container will not be purchased.

7.3 Hiring a real estate agent to look at common areas. It was decided that if we can do this without any cost that it will be pursued.

7.4 Setting up a volunteer committee responsible for care of our common areas. Jim stated that

he thinks Desert Green will take care of this when they mow with no additional expense.

7.5 Purchase of dog waste bag dispensers. Michael stated that a dog waste dispenser will cost about \$150 - \$200 per unit and there will be an additional cost for installation and replacement of bags. It was decided to purchase one and monitor it to see if it helps eliminate the problem of dogs going to the bathroom on lawns in the subdivision. A suggestion was made to remind homeowners again that if they walk their dogs in the neighborhood to please pick up after them.

7.6 Discussion of the diversity of families in our neighborhood and posted notice warning about gangs of skateboarders looking for homes to rob. Michael stated that someone posted a notice on one of the mailboxes stating that there is a gang of skateboarders in the neighborhood and to be careful of leaving garage doors open because they may rob the homeowner. Michael stated that we have a diverse subdivision and that he hoped that in the future if someone had a concern that they would contact the police or the HOA instead of posting a notice.

7.7 Replacement of bushes adjacent to Montoya property as well as dead bushes from a broken sprinkler. No further discussion on this was held because this was completed by the ACC and reported on in the ACC report.

7.8 Development of new website. No discussion of this was held due to time constraints.

7.9 Collection of email addresses. Pam indicated that she was collecting email addresses at every meeting.

8. Executive Session. (If required). No executive session was required.

9. Next Meeting Date. TBD

10. Meeting Adjourned. The meeting was adjourned at 8:30 p.m.

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