

# GRANDRIDGE MEADOWS HOME OWNERS ASSOCIATION MEETING

Minutes of the meeting of the Board of Directors

February 5, 2015

1. Call to order: President Michael Galgoul called the special meeting of the board of directors of Grandridge Meadows Home Owners Association to order at 6 p.m. on February 5, 2015 at 8709 W. Bruneau Ave., Kennewick, WA for the discussion of one issue.
2. Roll Call: Present were board members Michael Galgoul, Brett Menaker, Jack Donnelly, Jim Lampman and Jack Briggs.
3. Letter to developer: President Galgoul explained that the sole purpose of the meeting was to send to Tofigh Tahvili, Grandridge Meadows developer, a letter asking for a meeting to clarify the intent of a Dec. 4, 2014, letter from Tahvili asking for increased involvement in the operation of the subdivision and questioning his ability to rent property in the subdivision.

A copy of the letter had been circulated before the meeting to all board members.

Menaker moved and Briggs seconded a motion to send the letter from Michael Galgoul to Tofigh Tahvili by certified mail with return receipt. The motion was approved unanimously. A copy of this letter follows.

4. Meeting adjourned: President Galgoul adjourned the meeting at 6:17 p.m.

The foregoing minutes were approved by the Board of Directors on March 18, 2015.

From: Grandridge Meadows Home Owners Association

To: Tofigh Tahvili, Owner, TMT Homes (NW) LLC

Re: Clarification of Roles and Responsibilities.

Jan. 30, 2015

We have made several attempts to contact you but have had no response. The reason for our calls was to clarify your requests in your letter of Dec. 4. And hope for a meeting in which we might clarify our mutual interests in operation of the Grandridge Meadows Home Owners Association.

As set out in the agreement that both you and the HOA signed on Jan. 26, 2014, you stated that you were willing to cede all voting and operational responsibilities under the CCRs and Bylaws with the exception of:

- You wish to retain approval as to the composition of the Architectural Control Committee (ACC). Members of the AAC presently are Jack Briggs, Jim Lampman ( both of whom you approved) and Jack Donnally (whose appointment awaits confirmation by the HOA board).
- You wish to review and sign off on previously approved forms before the ACC approves any permit for construction of free-standing structures and major home renovations until all homes in the subdivision owned by you or TMT Homes (NW) LLC are sold.

We still regard that agreement as being in effect.

However, you now seem to be saying you want a seat on the Architectural Control Committee, which we feel would create some procedural and perhaps legal problems.

In addition, you are saying that CCR 5.2 gives you the right to rent homes in the subdivision – an interpretation with which the HOA board does not agree. CCR 6.10.3 clearly requires consent of the Grandridge Meadows Home Owners Association board of directors for such a rental agreement and your request will be considered at the next board meeting.

The purpose of this letter from the board of the Grandridge Meadows HOA is to seek a meeting to resolve these issues. We look forward to hearing from you..

 02/05/2015  
Michael Galgoul, President, Grandridge Meadows HOA