

## **GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION**

Minutes of the June 29, 2016 meeting of the Board of Directors

1. **Call To Order.** Jack Briggs, Board and Architectural Committee Member, called the meeting to order at 6:03 p.m. at the Mid-Columbia Library.

2. **Roll Call.**

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

Jim Lampman  
Board and Architectural Committee Member

Pam Bisconer  
Board Secretary

Jack Briggs  
Board and Architectural Committee Member

Michele Burke  
Board Member at Large

2.2. The following Board Members had an excused absence: Brett Menaker, Michael Galgoul, and Jack Donnelly. Gayle Stack and Debbie Cooper from EverStar were also present.

3. **Secretary Report.**

3.1 Approval of Minutes. Pam moved that the minutes from the April 2016 meeting be approved. Jim Lampman seconded and the motion passed unanimously.

4. **Financial Report.**

4.1 Financial Report. The last financial report was done in May. Jack Briggs asked if there were any questions. Gayle Stack from EverStar indicated that \$900 in dues and fines has been paid to the HOA for 8413 Bruneau Ave. as it is for sale. This is as a result of the lien that was placed. Jack stated that we are only off \$107 for total year revenue and we are \$3,000 under budget so far this year. Gayle said we have five properties with liens now and that we charge the recording fee back to the homeowner and 12% interest on any fines or dues owing.

5. **Architectural Control Committee Report.**

5.1 Xeriscaping of common areas. Jim Lampman stated that he had talked with Jesse's landscaping and that there is not much we can do in terms of xeriscaping because we are committed to what we have and pulling some of that out might cost us more. There was discussion about what Michael Galgoul meant regarding xeriscaping. Pam said that Michael's intent was not that we remove current landscaping but that if a plant died, we replace it with one that is drought tolerant. Jack Briggs recommended we wait until Michael Galgoul is present at the next meeting to discuss.

6. **Old Business.**

6.1

7. **New Business.**

7.1 Reserve study. Gayle Stack from EverStar stated that the state recommends that the HOA have a reserve study and that a certain amount needs to go into that reserve to replace items such as plants, fences and the irrigation system in the event that something happened. Gayle recommended that the financial committee get three proposals.

7.2 Postponement of elections for Board members to allow more time to find volunteers. Jack Briggs indicated that in the past, officer elections took place in June of each year. However, our fiscal year recently was changed from ending in June to ending in December. Jack Briggs stated that the board feels that Board member terms should be aligned with that so that current officer terms will not end in June as originally scheduled but in December. Pam Bisconer, secretary, indicated that she would no longer be able to serve on the board after the June meeting. The board accepted her resignation with regret and with thanks for her excellent services over the past three years. Pam asked a homeowner attending the meeting if she would be willing to serve on the board as secretary. The homeowner agreed. Motion made by Jack Briggs that Rebecca Bowie be appointed to the board as secretary. Jim Lampman seconded and the motion passed unanimously.

8. **Open Forum.**

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

10. **Next Meeting Date.** October 26, 2016

11. **Meeting Adjourned.** The meeting was adjourned at 6:27 p.m.

The foregoing minutes were approved by the Board of Directors on October 26, 2016.