

# GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the March 29, 2017 Meeting of the Board of Directors

## **1. Call To Order**

Nichole Barker, Board President, called the meeting to order at 6:04 p.m. at the Mid-Columbia Library

## **2. Roll Call**

A quorum was present with the following directors in attendance:

Nichole Barker	Board President
Brett Menaker	Board Vice President
Rebecca Bowie	Board Secretary
Jack Briggs	Board and Architectural Committee Member
Steven Burke	Board Member at Large, Treasurer
Jack Donnelly	Board and Architectural Committee Member

Gayle Stack and Debbie Cooper from EverStar were also present.

Absent – Jim Lampman, Board and Architectural Committee Member

## **3. Secretary Report**

Approval of Minutes. Jack Briggs moved that the minutes from the December 2106 Meeting be approved. Brett Manaker seconded and the motion passed unanimously.

## **4. Financial Report**

It was reported that 18 of the 144 home owners had not paid their annual dues as of yet. Our record for paid dues is better than average compared to other HOAs and better than last year. Late fees will be assessed this month to those remaining outstanding.

Reserve fund \$25,008. Discussion regarding how much excess funds to transfer into the reserve account. Gayle recommended leaving \$2,000 from the December excess figure and transfer all the remaining excess funds.

The accountant, Ron Burt, was paid \$200 to do the HOA taxes and there were no taxes owing.

Jack Donnelly reported the larger than normal income was due to a lien that paid and this larger than normal income is not foreseen to happen again.

## **5. Architectural Control Committee Report**

**5.1** Safety concern expressed by home owners regarding children riding bikes across the street where mail boxes are as the curbs are removed for disability access but it also presents a perceived walkway and there are no markers for a crosswalk.

The city will not put in crosswalks. With the nicer weather there are more children playing outdoors. The city put up the electric speed sign for one day to show drivers their speed and bring awareness to reducing speeds. Discussion ensued regarding known speeding offenders. It was proposed that personal contact be made with a knock on the doors and an email message sent. Another

suggestion was placing signs “slow, children at play”. Nicole will draft a letter to home owners and look into the feasibility of a traffic sign.

**5.2** Entrance lighting is an issue due to current power supply, changing ballast and water spray. Committee will get bids to correct issues and report back to the board.

**5.3** Curb repair – a small portion of curb at the entrance island was damaged during the winter. To repair it correctly would be expensive and require removal of a section of the curb, patching it would make it look worse. Recommendation is to leave it as is and next year utilize 3 cones or flags when snow is deep to prevent further damage.

## **6. Old Business**

Spring time brings out boats and trailers. The CC&R 6.2 puts restrictions on storage permitting only 48 hours on streets or drives. The ACC will monitor

## **7. New Business**

Renting rooms is a violation of the CC&Rs and there is at least one homeowner who is known to be renting out a room. Recommendation is to send out a letter to all homeowners citing the CC&R and require notice to the board of any tenants and giving a time period to resolve and come into compliance. Discussion ensued regarding amending the CC&Rs or an adopted rule. Formal notification to new owners is imperative. Gayle offered to help formulate a solution. Brett proposed combining the letter with the drive safely memo.

A concern about residents not picking up dog poop when walking was brought up. Several ideas were brought forward including dog poop stations. One noted problem with installing such stations would be who is responsible to restock them and where does the trash go from them. Debbie offered to send the board cost information and a reminder about cleaning up after pets to be included in the mailing.

Gayle offered to provide copies of previous “Spring Time Newsletters” that includes reminders such as weeds and trash cans as well.

Jack B. motioned to close the meeting at 7:02, Nicole Barker seconded and the meeting was adjourned.