

Grandridge Meadows Homeowner's Association

DRAFT Minutes of the July 12, 2017 Meeting of Members/Meeting of the Board of Directors

1. Call To Order

Brett Menaker, Board Vice President, called the meeting to order at 6:08 p.m. at the Mid-Columbia Library

2. Roll Call

A quorum was present with the following directors in attendance:

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

Debbie Cooper from EverStar was present briefly and provided a brief report

Absent – Nichole Barker, Board President
Gayle Stack from EverStar

3. Secretary Report

Approval of Minutes. Jim Lampman moved that the minutes from the March 2017 meeting be approved. Jack Briggs seconded and the motion passes unanimously.

4. Financial Report

It was reported that 8 of the 144 home owners had not paid their annual dues as of yet. Of the \$5,800 in delinquencies, \$5,000 are on account of 3 residence including the residence at W. Bruneau Ave. The Owners have filed for bankruptcy, the bank is taking over the house and therefore the debt is uncollectable and will be written off.

Brett Manaker recommended leaving \$2,000 in the operating account and transferring the remaining funds into the reserve account. Jack Briggs raised the question if there are any restrictions regarding access to the reserve account? Jack Briggs seconded and the motion was carried.

5. Architectural Control Committee Report

5.1 The entrance lighting was fixed by Frazier electric for \$213 with a new ballast and bulb.

Steve Burke reported crosswalks and caution signs are not feasible. It was suggested that we could let concerned families know that plastic signs cautioning drivers to drive slow are available for about \$30 on Amazon or at Toys "R" Us.

6. Old Business

Debbie that there were no responses to the Spring time letter sent to homeowners. No one reported having any renters in their homes.

7. New business

Jack Briggs recommended keeping tabs on what's going on in surrounding areas. For example the commercial strip of property on the West side of Steptoe. Also partnering with the Tapteal/Claybell area HOAs.

Jim Lampson will make contact with Richland Code Enforcement in an attempt to get the Tim Bush property cleared of tall weeds.

Plan to get new bids for insurance and HOA maintenance (landscaping) contract.

Breath Menaker motioned to close the meeting at 6:54, Jack Briggs seconded and the meeting was adjourned.