

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the December 6, 2017 Annual Meeting of Members/Meeting of the Board of Directors

1.Call To Order

Brett Menaker, Board President, called the meeting to order at 6:05 p.m. at the Mid-Columbia Library

2.Roll Call

A quorum was present with the following directors in attendance:

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

Debbie Cooper from EverStar were also present.

3.Secretary Report

Approval of Minutes. Brett Menaker moved that the minutes from the November 1, 2017 meeting be approved. Jack Briggs seconded and the motion passed unanimously.

4.Financial Report

Transfer of excess funds from the operating account to the reserve account was made today leaving approximately \$11,000 in the operating account and \$34,000 in the reserve account. After discussion Brett Menaker made a motion to transfer all but \$2,000 from the operating account to the reserve account. Jim Lampman seconded and the motion was passed.

5.Architectural Control Committee Report

The old ballast entrance lighting has been replaced with LED lights. Jim Lampman reported plans to change the irrigation from spray to drip to avoid over spray.

6.Old Business

Brett Menaker donated the old HOA computer to the Columbia Basin Veterans Coalition.

There has not been any residence proclaiming that they have renters in their homes. The deadline to proclaim is January 1, 2018. It was suggested to add a sentence in the mailer that is going to go out to residence with the financial report about the need to proclaim renters.

7.Open Forum

Question was raised if there is a provision in the CCRs that prevents residents from parking on their lawns and the answer is "No".

Discussion was held about the Tri City Herald free Wednesday paper that is delivered to all residents and how we could get it to stop.

Jim Lampson motioned to close the meeting and Brett Menaker seconded. The regular board meeting was adjourned at 7:05 and the Meeting of Members commenced.

ANNUAL MEETING OF THE MEMBERS

1.Voting for 2018 Board of Director Members

Two proxy ballots were turned in. There were no volunteers to run for office. Based on the votes all board members were re-elected another year (2018). Nicole Barker passed a motion that all elected officers remain in the same positions for 2018. Jack Briggs seconded and the motion passed.

2.Approval of the Budget for 2018

All board members and two home owners present voted unanimously and the 2018 Budget was passed.