

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the April 19, 2018 Meeting of the Board of Directors

1. Call To Order

Jim Lampman, called the meeting to order at 6:05 p.m. at the Mid-Columbia Library, Keewaydin Park Branch

1. Roll Call

A quorum was present with the following directors in attendance:

Rebecca Bowie	Board Secretary
Jack Briggs	Board and Architectural Committee Member
Jack Donnelly	Board and Architectural Committee Member
Jim Lampman	Board and Architectural Committee Member

Debbie Cooper from EverStar was present

Absent:

Nichole Barker, Board President,
Brett Menaker - Board Vice President
Steven Burke -Board Member at Large, Treasurer
Gayle Stack from EverStar

1. Secretary Report

Approval of the Minutes. Jim Lampman moved that the minutes from the December 2017 meeting be approved. The motion was seconded and passed unanimously.

1. Financial Report

The financial report was supplied to the board members end of February, 2018 via email from EverStar. There were no discrepancies and nothing was out of the ordinary. There are only 17 delinquencies totally \$5, 686.

Jack B. raised concern about the HOA emails being sent from EverStar Realty and homeowners may not recognize them as being mail from the HOA and so they may not be getting read. Debbie Cooper will look into this.

The subject should read "Grandridge Meadows Homeowner Association"

1. Architectural Control Committee Report

Jack B. talked to the homeowner who covered the masonry wall graffiti but color doesn't match. The homeowner is planning to repaint this.

Jim L. waiting to get water turned on to get bids for water that sprays at the sign and get a water drip system instead.

The owner who as the pathway on W. Bruneau Ave that dead ends wants to take up the sidewalk and reclaim that land. City has right of way. Side walk was supposed to continue through to the other road and the contractor mistakenly didn't do this. This shouldn't be a problem.

6. Old Business

None.

7. New Business

Jack Briggs reported that Tim Bush may not develop the proposed strip of land on Steptoe and Center Parkway because of the requirements (masonry wall and extra ground work) our HOA demanded and were mandated by the city/court. These requirements have increased the price of development possibly making the project too costly. The Bush family plans to build one car wash per year. The car wash at Keene and Kennedy (near Queensgate) was projected for 2018. So they may possibly look at the Steptoe location in 2019. Bush mentioned that an eye doctor had inquired about the lot looking to build a two story, 20,000 square foot office and surgery center but nothing had transpired. Bush said "as for now, it's a car wash and coffee shop".

Open Forum

Resident Irene Hall asked about cats and dogs. What does the HOA do to control animals. The residents are to follow the city laws regarding pets. Her problem is cats in her yard and they want to plant a garden. Unfortunately, the HOA has no control. Complaints go to the City. She lives at Clearwater. She asked if something could be put in the HOA notices. HOA will put a reminder in the next mailing. HOA has no bylaw regarding cats except no breeding.

Bill Redmond proposed a reward for board members like a night out or a gift. Board members cannot accept payments.

There are assisted living homes that are governed by the state and are allowed. Mr. and Mrs. Hall were concerned about others running business's out of their homes. Jack B. read the CC and R Covenants Conditions and Restrictions. Chapter 6.12 regarding business's. Resident are encouraged to report any nuisances to the board.

Christine Smith requested if meetings could be held on the weekends. The board heard Ms. Smith's request and will continue to hold meetings on week nights to accommodate the majority of people who do not want to attend meetings on weekends.

It was agreed to schedule the next meeting in September, 2018.

Jack B. motioned to close the meeting. The meeting was adjourned at 6:42 p.m.