

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the September 26, 2018 Meeting of the Board of Directors

1. Call To Order

Brett called the meeting to order at 6:10 p.m. at the Mid-Columbia Library, Union Street

1. Roll Call

A quorum was present with the following directors in attendance:

Brett Menaker Board Vice President
Rebecca Bowie Board Secretary
Steven Burke Board Member at Large, Treasurer
Jack Briggs Board and Architectural Committee Member
Debbie Cooper from EverStar was present

Absent:

Nichole Barker, Board President,
Jack Donnelly, Board and Architectural Committee Member
Jim Lampman, Board and Architectural Committee Member
Gayle Stack from EverStar

1. Secretary Report

Approval of the Minutes. Jack Briggs motioned to approve the minutes from the April, 2018 meeting. Brett Menaker seconded the motion and the minutes were passed unanimously.

1. Financial Report

Highlights provided by Debbie Cooper of EverStar as of 8/31/18;

Total 22,591.48 Expenses 9,168

Net operating income \$14,423.48

Reserves \$34,116.23

Currently under budget with one more bill for the year due, electricity for irrigation and landscaping bill.

9 residents haven't paid dues for this year. 2 are long term and liens are in place.

Dues are due January 15th of each year.

HOA insurance covers liability to HOA property, and directors insurance,

1. Architectural Control Committee Report

Reported good news for 2018 with minimal complaints, and good compliance. Now asking for fences to be stained and repaired.

Jim Lampman is getting bids for a water drip system instead of the current spray that is staining the lights with hard water spots. As of 8/31/2018 the ACCC is under budget by \$1,417. A reasonable bid that is within the budget will not require a vote by the committee.

6. Old Business

None.

7. New Business

To develop budget for 2019

Need to get a notice out encouraging people to run for the board. Need to send out budget 2 weeks in advance.

Dates set for next meeting 11/7 to approve budget, and 12/5/18 annual meeting

Open Forum

Comments were made that the landscaping looks beautiful

Brett Manaker motioned to adjourn the meeting and Steven Burke seconded the motion. The meeting was adjourned at 6:32 p.m.