

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the November 7, 2018 Meeting of the Board of Directors

1. Call To Order

Nicole called the meeting to order at 6:04 p.m. at the Mid-Columbia Library, Union Street

1. 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
Steven Burke	Board Member at Large, Treasurer
Jack Briggs	Board and Architectural Committee Member
Jack Donnelly	Board and Architectural Committee Member
Jim Lampman	Board and Architectural Committee Member

Absent:

Gayle Stack from EverStar

Debbie Cooper from EverStar

1. Secretary Report

Approval of the Minutes. Brett Menaker motioned to approve the minutes from the September, 2018 meeting. Steven Burke seconded the motion and the minutes were passed unanimously.

1. Financial Report

Discussion was held regarding the 2019 proposed budget. The budget does not reflect the amount of the reserve account but this is noted in the annual report which gets mailed out to the members. Line items that have zero budgeted and zero spent will be removed from the report. There will be no increase in the amount of dues for 2019. It was noted that the increase in the operating account is due to a home foreclosure that paid the HOA for back dues and fines. We will not include postage paid return envelopes with the proxy ballots as we did not do this last year and we received the same number of ballots back as the previous year. We will hold the Christmas Decorating Contest this December. Winners will receive pre-loaded Visa cards. \$150 for first place, \$100 for second place and \$50 for third place. The Finance Committee will be the judges this year. Deadline to complete decorating for the judging will be December 20.

Approval of the 2019 budget. Rebecca Bowie motioned to approve the budget, Jack Donnelly seconded and the motion passed unanimously.

1. Architectural Control Committee Report

The last project of the year has been completed. The irrigation drip lines were installed to avoid spray that was hitting the lights which caused hard water spots on the lamps. It was mentioned that association members are making good efforts to comply with the HOA CC&Rs and the neighborhood is looking good. Warning notices for fences needing repair went out to the residences. Discussion ensued regarding warning notices since “warning” notices are attached to the homes and not mailed to the owners. Yet compliance is ultimately the owner’s responsibility. In this instance the renter notified the owner of the warning notice. If the warning was to progress to a fine (fines are mailed to the listed owner address) the board would take into consideration such circumstances and may allow additional time for the owner to comply before assessing a fine.

6. Old Business

Emails to members are sent from EverStar Realty and the sender address is still EverStar as the leading verbiage. The board would like to see the sender as Grandridge Meadows HOA to increase opportunity for members to see the mail and read it. Jack Briggs is working with Debbie Cooper from EverStar and she has contacted Appfolio to help solve this.

7. New Business

The Architectural Committee would like to have a member distribution list of addresses, names, emails and phone numbers in order to communicate better with members as needed. Additionally this list could indicate if the residence is owner occupied or renter occupied. Jack Briggs will work with EverStar for feasibility of this request and the secretary will assist as needed

Rebecca Bowie brought forward a suggestion from her new neighbors to extend the landscaping along Center Parkway to the West end making a more complete look. After discussion it was determined that the HOA doesn’t own this portion of land like it does in other areas. The HOA couldn’t control the watering of the landscaping and the city would probably have restrictions due to line of site at an intersection. Although everybody agreed it would look nice the HOA cannot provide this.

It was suggested that we encourage members to create a social committee to coordinate a potluck, picnic or gathering of some sort for members to meet. A line item requesting volunteers will be added to the next mailer to members.

The next board meeting and annual meeting of the members has been set for 12/5/18.

Open Forum

Rebecca Bowie motioned to adjourn the meeting and Steven Burke seconded the motion. The meeting was adjourned at 6:52 p.m.