

# **GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION**

Minutes of the December 5, 2018 Annual Meeting of the Members and the Board of Directors Meeting

## **1. Call To Order**

Brett Menaker called the meeting to order at 6:05 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
Debbie Cooper	from EverStar

Absent:

Gayle Stack from EverStar

## **1. Approval of the 2019 Budget by the Home Owners.**

Before the vote, Brett Menaker solicited questions regarding the 2019 budget. One owner member asked why the 2019 budget showed a significant decrease in "other income" from the previous year. The decrease in income budgeted for 2019 was because of income received from a foreclosed property that paid delinquent fees in 2018. The board does not expect this to happen again in 2019. All homeowners present voted unanimously by a show of hands and the 2019 Budget was passed.

## **1. Election of Board Members.**

There were no proxy ballots. There were no volunteers to run for office and no "write ins". By a show of hands of homeowners present all board members were re-elected another year.

## **1. Secretary Report**

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

## **1. Financial Report**

Nothing new to report since the last meeting in November 2018. The November/December financials to be provided in January 2019.

## **1. Architectural Control Committee Report**

There were letters sent to 50 homeowners requiring fence staining. 12 complied and due to the weather, homeowners will be given until April to complete improvements. The landscape maintenance contract will expire at the end of the year. The ACC will request bids for the new landscape maintenance contract. Discussion was held around the current contract and the schedule for shrub and tree trimming and possible ways to save money.

## **6. Old Business**

6.1 EverStar Realty provided the requested homeowner contact list to the ACC.

6.2 The proposed social committee was discussed and a couple homeowners showed interest in participating. More to come in the Spring.

6.3 Debbie Cooper from EverStar reported the email sender address problem is still in the works.

## **7. New Business**

7.2 Election of officers. Jack Briggs proposed that the elected officer positions remain the same as in 2018. Jim Lampman seconded the motion and the motion passed unanimously.

7.3 The Finance Committee will be the judges this year (2018) for the Christmas light contest.

## **Open Forum**

Permission is not needed from the ACC to change external home light fixtures. Discussion regarding the Tim Bush car was. Discussion regarding short term rentals like Airbnb. This is not allowed. Realtors should be provided the HOA covenants to their clients.

Jack Briggs motioned to adjourn the meeting and Nichole Barker seconded the motion. The meeting was adjourned at 6:58 p.m.

The next meeting date was not discussed but it will be in the spring, 2019.