

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the November 5, 2019 Meeting of the Board of Directors

1. Call To Order

Brett Menaker called the meeting to order at 6:00 p.m. at the Mid-Columbia Library, Keewaydin Park Branch

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
Jack Donnelly	Board and Architectural Committee Member
Jim Lampman	Board and Architectural Committee Member

Gayle Stack from EverStar Realty was present

Absent:

Nichole Barker

1. Secretary Report

The meeting agenda was approved.

3.1 Approval of the Minutes. Brett Menaker motioned to approve the minutes from the December 5, 2018 meeting. The motion was seconded and the minutes were passed unanimously.

1. Financial Report

4.1 The financial report (through 10/31/19) provided by EverStar Realty was reviewed. A lien for overdue member dues was collected. Several residents who had not paid their dues on time paid them after pre-lien letters were sent out. Liens will be filed for the remaining residents who have not paid. Gayle reported that EverStar will mail all bills for member dues instead of email beginning in 2020. Out of 144 homeowners, 17 pre-lien letters were sent out and 4 have since paid their dues. There are 6 members who never pay their dues. Liens are in place for the past due dues and penalties for those residents.

A motion was made to transfer \$24,000 from the operating account into the reserve account. The motion was seconded and the motion was passed unanimously.

It was noted that our revenue is under budget and this is because of the larger number of member residents who have not paid their 2019 dues to date. It was also noted that last year's revenue was over budget due to a large lien, which was collected.

Discussion was held regarding no budget for snow removal. Jim L. and Jack D. explained that snow removal is expensive and comes with a high level of liability. Homeowners are encouraged to call the city of Kennewick for snow removal issues.

A new business item was discussed as it affected the proposed 2020 budget. Rebecca Bowie proposed that the HOA board provide a welcome pack to new residents with a gift card to a local hardware store. This will foster good will and possibly encourage involvement at board meetings. The welcome pack will include a letter from the board introducing the HOA and board of directors, information about dues, the CC&Rs and association bylaws. Gayle Stack agreed to notify the ACC of any new homeowners so they could arrange for the welcome pack delivery. There are on average 15 new homeowner to the neighborhood each year. An agreed upon monetary gift in the form of a Lowe's gift card for \$25 will also be included in the welcome pack. Rebecca proposed \$400 for the 2020 budget to be used towards the gift cards and photocopies for the welcome packs. After discussion, the motion was passed unanimously.

4.2 The proposed 2020 budget was passed as written with the \$400 line item added under new owner welcome gifts.

1. Architectural Control Committee Report

It was noted that even though we didn't hold quarterly board meetings the ACC has been doing lots of work and it has been a good year. We are seeing good compliance from our member residence and the neighborhood looks better than ever. Gayle Stack commended the ACC committee for their efforts and success.

6. Old Business

7. New Business

Rebecca B. is to provide ACC with specifics for the new resident welcome packs by the January meeting so that this new practice can be carried out beginning next year.

The next board meeting and annual meeting of the members will be scheduled in early January, 2020 so as to avoid the holiday season.

Open Forum

Discussion regarding the Christmas decorating contest was held and it was agreed that the funds for the contest were already approved for the 2019 budget under "ownership events/activities" for \$200 and we would go forward. The board took a vote and it was unanimous that the Christmas decorating contest would remain on the budget for 2020. An idea to award "best yard of the month" during the summer months was mentioned and using money to hold an all neighborhood picnic was revisited. More participation from residents would be required and to date this has not occurred.

Nicole Barker will not be on the ballot for the 2020 election of the board of directors. Dale Vans has

volunteered to be on the ballot.

New member residents, Orissa and Danociano were welcomed to the neighborhood.

Rebecca B. is looking for assistance/relief managing the HOA website.

The meeting was adjourned at 6:53 p.m.