

# GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

## DRAFT Minutes of the June 22, 2021 Board of Directors Meeting

### 1. Call To Order

Brett Menaker called the meeting to order at 6:11 p.m. at the East Benton County Historical Society Museum

### 1. Roll Call

A quorum was present with the following directors in attendance:

Brett Menaker      Board President  
Dale VanSchoiack   Board Vice President  
Rebecca Bowie      Board Secretary  
Jack Briggs          Board and Architectural Committee Member  
Jack Donnelly        Board and Architectural Committee Member  
Megan Quinn from EverStar Realty

Absent:

Steven Burke, Board treasurer, and Jim Lampman, Board and Architectural Committee Member

### 1. Secretary Report

Approval of the Minutes. Jack D. motioned to approve the minutes from the January 2020 meeting, Brett M. provided a second motion to approve, and the meeting minutes passed unanimously.

### 1. Financial Report

Brett M. began the discussion of setting a maximum cap on how much money will be allowed to accumulate in the reserve account. Over the past 4-5 years, the HOA has been bringing in more income from homeowner dues than the annual budget expends. This is the result of several factors, one being the financial board's diligent work to conserve spending and therefore operating under budget. This is resulting in an approximate excess income to the operating account of \$3,000 per year. Additionally, there were some liens that paid off from residents who owed back dues, interest, and fines which added a large sum (approximately \$9,000) to the account. As of April 30th, 2021, the reserve account has a balance of \$54,564. Brett discussed setting a cap of \$40,000. Jack Briggs suggested \$40,000 plus one year of dues (approximately \$20,000), making the cap \$60,000. Jack Donnelly suggested setting a cap was not necessary and pointed out the unknowns of the future. Jack Briggs noted that in the event of an unforeseen expense, a special assessment would be exercised. Currently there are 16 of the 141 homes who are delinquent in paying the 2021 dues and approximately \$5,200 owing in delinquencies all total. The other issue discussed was how to maintain the set financial cap. The annual dues of \$150 was set back in 2012 when the HOA was resurrected. Concern was expressed if the board lowered the dues to adjust more closely to our current annual budget, it would likely be a problem if in the future dues were needed to be increased. Dale VanSchoiack noted that our excess budget was not out of line compared to other HOAs and there have been no resident campaigns to lower the dues. After much discussion, 2

proposals were put forth.

Jack Briggs made a motion to set the reserve account at \$60,000, and to achieve this, homeowners would be given one year with no dues. There was no second. Brett Menaker does agree a cap needs to be set, but would prefer to see a reduced annual assessment of dues to achieve and maintain the cap.

Dale VanSchoiack motioned that we “continue as we are doing”. Which is moving excess funds from the operating account to the reserve account annually by board vote, allowing the reserve account to continue to grow. Jack Donnelly provided a second and the motion passed by 3 out of 5 board members present. The two votes cast against the motion were by Jack B. and Brett M.

The subject of setting a cap and adjusting dues or providing a year free of dues can always be revisited at any future board meetings. Brett M. expressed that he will bring the issue up for a motion again at the October meeting.

## **2. Architectural Control Committee Report**

Jack B. reported homeowners are maintaining their property and we have good compliance. The HOA landscaping is scheduled for trimming in July.

## **3. Old Business**

None

## **4. New Business**

Jack B. reported that a recent article in the Tri City Herald noted changes are coming to the North end of Steptoe which includes 3 traffic lights total.

Rebecca B. resigned from her position as board secretary effective after the submission of these meeting minutes. Discussion was held around the possibility of hiring a secretary as well as a website designer. Jack B. is aware of an intern who is doing work for the Trios board. He will get a quote from this gentleman. Additional comments were made that a website also requires maintenance and who will provide this service.

## **5. Open Forum**

A tentative date was set for the next Board of Directors Meeting to be held in October 2021.

Jack B. motioned to adjourn the meeting and Dale V. seconded the motion. The meeting was adjourned at 7:18 p.m.

## **Addendum**

The Board of Directors is currently seeking a homeowner volunteer to fill the position of Board Secretary.

The Board would like to extend its gratitude to Rebecca B. for her 5 years of service as Board Secretary. She has been a valuable board member.