

GRACE RIDGE HOMEOWNERS' ASSOCIATION

MONTHLY BOARD MEETING

February 20th, 2024

Board Members: Angie Millspaugh–Staples, Jennifer Polce, John Rosko, Debby Eudy, Anna Mattord, Cyndi Honeycutt, Blake Jarmen

CALL MEETING TO ORDER

1. **Approval of Agenda:** Cyndi motioned to approve, Anna seconded, all in favor, motion carried
2. **Call Meeting to Order:** Anna called to order 7:06 pm
3. **Minutes from January Meeting:** Anna motioned to approve, Cyndi seconded, all in favor, motion carried.
4. **Treasurer's Report:** Anna motioned to approve, Cyndi seconded, all in favor, motion carried.

SPECIAL COMMITTEES

1. **ARC** – 1 old request & 2 new requests
2. **Community Engagement/Social:** Yearly tentative calendar released January.
 - a. **Volunteer Projects** – Paint clubhouse, paint remaining yellow poles, basketball court, baseball field, weed/mulch entrance signs – DISCUSS DURING BUDGET PLANNING
 - b. **Upcoming Events** – Pancake Breakfast/Easter Egg Hunt March 23rd 1pm to 3pm. Looking for volunteers. Information to be sent out to the community. Signs are made.
 - c. **Adult Friendly Events** – BUNKO night in March? 5\$ buy in per person and have people bring hor'dourves. Men and women welcome – Thursday or Friday evening. Revisit survey: book club, bingo, trivia night quarterly were suggested. Include "intent to volunteer" for resident community involvement in annual notice. Possible sponsorship.

OLD BUSINESS

1. **Process Documents & Bylaw Updates:** Review and vote on changes we discussed.

- a. Bylaws: Anna motioned to approve changes, Blake seconded all in favor motion carried.
 - b. Board Code of Conduct: Anna motioned to approve changes, Jennifer seconded all in favor motion carried.
 - c. Violations & Fine Schedule (Red Rock) - draft from Red Rock to be reviewed at March meeting
 - d. Clubhouse Rules: Anna motioned to approve changes, Blake seconded all in favor motion carried.
 - e. Pool Rules - Anna motioned to approve changes, Blake seconded all in favor motion carried.
 - f. New Board Member Orientation Checklist- draft from Red Rock to be reviewed at March meeting.
- 2. Email Issues** – Network Solutions email implementation. Tabled until March
- 3. Website Refresh** – Tabled until March
- 4. 2024 Budget Planning:**
- a. **Pool/Swim Club:**
 - i. Umbrellas and Chairs – possibly use industrial umbrellas as replacement.
 - ii. Pool Repair and Maintenance - Spare pump (approved 2023), power washing deck prior to opening, privacy netting, drain covers (bring to code)
 - b. **Limberg:**
 - i. Limberg responsibilities – Angie/Anna to do a walkthrough to determine additional responsibilities with a site map.
 - ii. 2024 contract - to remain the same as 2023
 - c. **Cleaning contract for clubhouse/gym** – Cleaning Authority quote review
 - d. **Trash Can at Basketball Court** – add to budget with cleaning quote?
 - e. **Non-Recurring Expenses:**
 - iii. Discuss survey results
 - iv. Security camera: basketball court
 - v. Common area additions: grills, disc golf, tables
 - vi. Common area beautifications: refresh basketball court and baseball fields
 - vii. Signage Needs – Monthly Meeting Signs, No Trespassing Signs
 - viii. Excel Worksheet Estimates of Updates for Neighborhood

ix. Upgrade Bathrooms

Anna motioned to approve the 2024 working budget, Jennifer seconded, all in favor, motion carried.

5. Right of Ways/Easements – Tabled

6. Neighborhood Speed Limit – Tabled

7. Windstream/Kinetic – Tabled

8. Annual March Meeting Planning – IN PERSON on March 19th, 2024 at the clubhouse. Budget meeting packet to go out to the community to include finalized agenda, board application, proxy form, budget and amendment changes to the bylaws.

NEW BUSINESS

- 1. Resident complaint** – Late notice verbiage. Sadie to look into it with management. Add process to violations and fines document.
- 2. Axela** – Jennifer motioned to table until next month to review powerpoint, Anna seconded, all in favor, motion carried.
- 3. Action Item Clean-up** – Reminder to review and update action items in the portal.

RESIDENT CONCERNS

- 1.** The resident was behind by 3 quarters on his dues. He was never called to hearing and the key fob was never turned off. He was letting us know that process was not followed.

ADJOURN BOARD MEETING

Anna motioned to end the meeting at 9.46, Blake seconded, all in favor, motion carried.

Anna motioned to end the closed session at 9.50, Debby seconded, all in favor, motion carried.

Anna motioned to end the meeting at 9.50, Debby seconded, all in favor, motion carried.