

GRACE RIDGE HOMEOWNERS' ASSOCIATION

MONTHLY BOARD MEETING

May 21, 2024

Board Members In Attendance: Jennifer Polce, Debby Eudy, Anna Mattord, Angie

Millspaugh–Staples, Cyndi Honeycutt, Blake Jarman, Paul Michaels

Board Members Absent: John Rosko, Richard Theis

CALL MEETING TO ORDER

1. **Approval of Agenda** – Anna motioned for approval, Jennifer seconded, all in favor, motion carried.
2. **Call Meeting to Order** – 7:07 Anna
3. **Minutes from March Meeting** – Jennifer motioned for approval, Anna seconded, all in favor, motion carried.
4. **Treasurer's Report** – Jennifer motioned for approval, Anna seconded, all in favor, motion carried.

SPECIAL COMMITTEES

1. **ARC** – 2 Open ARC Requests
2. **Community Engagement/Social:**
 - a. **Volunteer Projects** – SignUp Genius, resident suggestion utilizing basketball court as a pickleball court
 - b. **Neighborhood Clean up** – June 22, 2024
 - c. **Quarterly Adult Game Nights** – Paint your Partner June 14 (SignUp Genius), July 18-painting class.
 - d. **Community Events** – Food Truck Friday full schedule, Memorial Day Celebration Pizza at the Pool

OLD BUSINESS

1. **Process Documents & Bylaw Updates:**
 - a. **Violations, Fine, & Fee Schedule uploaded to portal final review needed by Red Rock**
Anna motioned to table until next month Jennifer seconded motion carried AIF,
 - b. **New Board Member Orientation Checklist** completed,
 - c. **Board Code of Conduct** completed and approved,
 - d. **Pool Rules and Regulations** completed and approved,
 - e. **Grace List** completed,
 - f. **ByLaws** were notarized this past week,
 - g. **Clubhouse Reservation** TBD later on in the meeting,
 - h. **Covenants and Restrictions** tabled for separate action item.

2. **Email Issues** – Network Solutions has been renewed for the next year but still having issues with bounce backs. Additional solution, Paul suggested changing the registrar to Go Daddy. Login Credentials needed from Network Solutions. John and Paul will continue monitoring. Tabled.
3. **Website Refresh** – Tabled
4. **Pool/Swim Club:**
 - a. **Umbrellas** – Update on securing tables-piping needed
 - b. **Spare pump** – Currently working on getting a back up 2 estimates have been received, one for \$1468.55 and the other for \$1277.95. Discussion on purchasing an additional warranty of 3 years, Anna motioned to table until June meeting, Jennifer seconded, AIF, motioned carried
 - c. **Privacy Netting** – Anna will place the order. Jason will help install.
5. **Non-Recurring Expenses:**
 1. Common Area Beautifications: Basketball Court and Baseball Field
 2. Signage Needs – Jennifer dropped the information in the portal for Sadie to order 6 signs in total.
6. **Neighborhood Speed Limit** – Revisiting DOT stance and petition- DOT will accept an electronic petition to change the speed limit from 35 to 25. Draft petition is in the portal. Board members are to login to the portal/action item and look over before Red Rock sends to residents.
7. **Windstream/Kinetic** – 78 responded to the survey, 63% said yes 37% no to Kinetic. Tabled until June
8. **Pool/Clubhouse Committee** – Jason Overcash, Paul and Richard
9. **New Resident Welcome Notification** – Upload to Action item in portal. Board members are to review before the June meeting. Red Rock will include a HOA welcome letter when they send information to new residents.
10. **Firearms** – Up to the Sheriff's Department-close agenda item

NEW BUSINESS

1. **Action Item Clean Up- board to review and make notes if needed.**
2. **Clubhouse Rental Fee** – Jennifer motioned to table until discussion of increase of dues, Angie seconded, AIF, motioned carried
3. **Dues Increase:**
 - a. **Initial Discussion-based on the capital improvements below the board recommends a due increase of 10%.** Angie made a motion to increase dues by 10%, Anna seconded, Jennifer, Cyndi, and Debby agreed. Blake and Paul abstain. Motion carried.
 - b. **Capital Improvements** – 3-year and 5-year plans and costs:
 - i. **Replacing Pool Deck** – minimum estimated cost 50K to tear out old and replace
 - ii. **Replacing Clubhouse Roof** – minimum estimated cost 5K
 - iii. **Paving Clubhouse Parking Lot** – TBD
 - iv. **Clubhouse Kitchen Remodel** – TBD
2. **Mailbox Posts** – Currently out of stock. Anna motioned to increase cost to \$100 per mailbox, Angie seconded, AIF, motion carried
3. **Red Rock Process** – Discussion on when a property changes hands through Red Rock and fees (\$200-\$250) associated with documents. Sadie will provide additional information.

4. **Clubhouse Work Order**- lock on one of the windows doesn't lock. Anna will follow up.
5. **June Agenda Planning**

RESIDENT CONCERNS

Resident has a concern and requested that it be discussed in closed session.

New resident needs a key fob . Resident was asked to send the board an email requesting a key fob.

CLOSED SESSION

ADJOURN BOARD MEETING

Anna motioned to end the open session, Jennifer seconded, all in favor, meeting adjourned at 9:05pm.

Anna motioned to end the closed session at 9:59pm, Blake seconded,all in favor, motion carried.