

GRACE RIDGE HOMEOWNERS ASSOCIATION

June 20th, 2017 Meeting Minutes

Board members present: John Rosko, Amy-Marie Preslar, George Krause, Eva Rosko, Ian Reece, Mario Medina, Ernesto Mier, and Jason Overcash.

Meeting was brought to order at 7:00

Minutes from May board meeting were read a motion to accept was made by Ernesto Mier and seconded by Eva Rosko.

Treasury report was presented by Amanda Smith from Cedar and she also stated that 2 accounts that have been sent to the attorney have been paid and we will leave petty cash as is for now because of kitchen appliance replacement. A motion to accepted was made by Ernesto Mier and seconded by Jason Overcash.

ARC board member Eileen Solomon was not present. Amanda Smith will cc the board in all ARC correspondence.

Tammy Jenkins is heading up the Community Watch Program. She has been following NextDoor and posting to our Facebook page. She will also be picking a monthly date for meetings.

Old Business:

The pool hours cannot be changed because 9-9 is what our permit states.

Amy-Marie Preslar spoke with Coke and they claimed they never saw a work order but they will be refilling it on Thursday. She requested that it be checked twice a week. Anyone can call the 1-800 to let them know if it is empty.

Ian Reece looked into the siding project and it is on only 90% done and with no fascia. Ian will double check then we will be sending \$25 fine notice.

Final notice letter was sent on camper and cars on grass. It was stated it had been moved but wasn't. Amanda Smith will do a follow up letter.

We should look into HD Supply for pool chairs. They need to be a light color and hold up to 250 pounds.

Cedar is waiting until our end of year, which is June, to send over all information for our formal audit.

Amanda Smith found that all other HOA's have 16 as their age requirement for pool use and we will be changing ours.

Golf carts: Ian Reece also stated that they need to be legally insured, licensed, registered, have lights, and be operated by a licensed driver. Amanda Smith will send a letter to law agencies to let them know we are having a problem.

New Business:

Property maintenance for 366 Cress School Rd. George was told that the company has put in a work order. When he called a week later a different person said they would not do it. The Board has been receiving calls from the Health Dept. Amanda Smith and George Krause will call again for maintenance. Amanda has also been emailing the lawyer with no reply.

626 Cress School Rd. has been foreclosed on and we believe Wells Fargo now owns it.

Our lawn company will not be renewing their contract and will be done June 30th. We have had Linberg Lawn Service for over a year wanting to take over. The owner has been in contact regularly and has submitted a bid. The board was very impressed and only wanted to make a change of having pine needles done twice a year. Eva Rosko made a motion to accept the contract, Ernesto Mier seconded, and the board voted unanimously. Amanda will call him tomorrow.

We have a pool contract discrepancies Amanda Smith will look into. A member of Cedar recommended we get a second opinion on our levels and stated if it gets cloudy and you cannot see the bottom filters to close it down for health and safety of the residents.

Amanda Smith will be sending violation letters and fob deactivations for numerous infractions.

Amy-Marie Preslar has a lead on appliances for the kitchen but the board wants to buy new with a warranty. The board will start looking.

Amanda Smith has been told that a home that is in arrears is now for sale. She stated that they will have to pay their fees at closing.

We received verbal quote for pool fencing of just shy of \$5000 but we are waiting on an actual quote. We will look into a company in Mooresville.

Our cleaning person is going to be unavailable for the next few weeks and the board will ask people if they are interested in covering. Mike Preslar will be doing it for the time being.

Motion was made by Eva Rosko and seconded by Ernesto Mier to adjourn the meeting at 9:22.