

# GRACE RIDGE HOMEOWNERS ASSOCIATION

## January 15th, 2018 Meeting Minutes

Board members present: Ernesto Mier, George Krause, John Rosko, Jason Overcash, and Denise Viognier.

Meeting called to order 7:05pm Ernesto Mier

Minutes from November board meeting were read a motion to accept was made by John Rosko and seconded by Ernesto Mire and approved by all present.

Treasury report was presented by Jennifer Carr. Ernesto made a motion to accept the report and to have Jennifer pay the 40% instalment to Swim Club from the reserve account. Motion was seconded by Denise Viognier and approved by all present.

ARC: Account 136 is in violation of starting a project without prior ARC approval. Account 135.1 is in compliance of all requests. Jennifer to coordinate George to ride with violations team on next inspection.

There was no report from Community Watch

Old Business:

Jennifer Carr is replacing Pauline Gordon

Looking into a wifi thermostat for the clubhouse

Treadmill and shade have been fixed.

The Halloween incident was briefly discussed.

The collection policy was discussed to have demand letters be sent after ½ year in arrears.

New Business:

Account 18, no progress from attorneys.

Ernesto made a motion to delay the reserve study at this time. The motion was seconded by George, and approved by all present.

Pool work is on schedule.

Ernesto was in contact with Grace Lutheran Church about cleaning up the arrows painted on our walkways from their run.

John Made a motion for Grace Lutheran or any other group using our common areas to have temporary “garage sale” type signage and no use of paint/chalk or similar semi-permanent markings, along with cleaning the areas used including removing all trash including/water bottles. Motion was seconded by George and all present approved.

Ernesto will repair the table/bench.

The incident at the gym was discussed.

The cleaning person is not reporting their hours in a timely manner. Jennifer suggested that all independent contractors sign a waiver of liability.

Denise Viognier resigned from the board but will remain on the ARC committee.

Meeting adjourned at 9:15pm