

GRACE RIDGE HOMEOWNERS ASSOCIATION

July 17th, 2018 Meeting Minutes

Board members present: Ernesto Mier, Eva Rosko, George Krause, Ian Reece, John Rosko, and Jason Overcash.

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

Treasury report was presented by Amanda Smith from Cedar. A motion to accept was made by Eva Rosko and seconded by George Krause.

ARC: Jason Overcash stated that they have a driveway extension on Strawberry and a resident came to the meeting for a request on Maple Ridge.

There is a Community Watch meeting scheduled for August and they will continue to make informative posts,

Old Business:

We have not received a quote for parking lot fence/trees.

Amanda Smith has passed information along to a new attorney for a second opinion to look into on going problems.

The board has requested a meeting for issues with the pool.

George Krause will get metal for reinforcement of the gate and a resident has offered to help.

The Board will wait for the end of pool season to make changes to the rules for the pool and clubhouse guests. Maybe a committee could be formed to do this and changes could be mailed with the bill at the first of the year.

A resident mentioned that we could possibly change the clubhouse thermostat to WiFi.

Each home is issued 1 key fob and replacements are \$20.

Homes that are sold or foreclosed on that do not keep up maintenance can be sent violation letters but the HOA has no legal rights to maintain and bill for it.

Swim Club Management is unable to have a pool attendant start this late in the season but they will have quotes for next season.

210 Maple Ridge is a vacant lot that is owned by the HOA and we would like to have suggestions for use. Letters have been sent to each neighbor asking if they have interest in purchasing it with no response. At this time the HOA has to pay for the maintenance of this lot.

New Business:

The landscape company will be notified about the walkway overgrowth.

There was a conversation about golf cart use in the community. The steps for this process are just beginning. Amanda Smith will look into the liability for the HOA and ask other managers how this is handled in their developments. The board could then could sending letters to the residents for a vote to gauge interest.

George Krause opened discussion to start sending letters out for afterhours attempts to gain entrance to pool and gym as well as the clubhouse. Ernesto Meir made a motion that was seconded by Ian Reece voted unanimously that the first letter will be a friendly letter that the cut off time for the pool is 8:45 and a warning for everything else.

A resident brought up a concern about a trailer being parked in such a way as to pose a safety hazard. They were asked to please fill out a complaint form so we can have this looked into.

Motion to adjourn the meeting at 9:10 was made and I didn't write down who.