

Grace Ridge Home Owners Association

July 21, 2015 Board Meeting

Board Members present were Jennifer Gullett, George Krause, Charlene Phillips, Sonja Krause, Stephanie Murray, Ian Reece, Ernesto Meir, and Eva Rosko.

The minutes from June 16, 2015 were read. A motion made by George Krause to accept minutes, seconded by Charlene Philips, The minutes from June 16, 2015 was accepted as read.

The treasurer's report was given by Ashley Miller from Cedar Management. There is a new format for the budget details.

Ashley Miller from Cedar Management was available to answer any questions regarding the budget for 2015/2016.

A motion to accept the budget was made by Sonja Krause seconded by George Krause. The budget was ratified as presented.

Old Business

The entrance signs to Grace Ridge need to be replaced. One of the signs was blown over by severe winds during a storm. We are in need of help to put the damaged sign back up until it can be replaced.

The Cheerwine Company has been notified about the condition of the soda machine. It has been repaired but continues to break down due to age. Ernesto Meir has spoken to Coca Cola Company and they are willing to provide a new soda machine and maintain the current cost on soda for our residents.

New Business

Grace Ridge pool had a surprise inspection. We are pleased to announce that we passed without any issues.

Cedar Management company has now completed two property inspections. The letters have been sent out for the first inspection and are in the process of being sent out for the second inspection. If any residents have questions they should contact Cedar Management in lieu of board members. We are looking for committee members to review the violations before the letters are sent. This committee will also need to come up with stand fines for violations.

The pool was closed for a few days because there was no water to flush toilets or wash hands. This situation created a health violation and we were unable to allow people in the pool area.

The pressure switch on the well pump was broken as well as a pipe in the rear of the pool house. Both were repaired as soon as possible. After making repairs, Lanning Pool Company checked the water quality and the pool was opened.

We want to welcome Eva Rosko to GRHOA board. We now have a full board. Thanks for volunteering your time and talents to our community.

Ernesto Meir provided detailed information regarding security cameras. Cameras will be purchased and installed in the pool area and inside the clubhouse. Thanks Ernesto.

We need to replace one of the toilets in the men's restroom. The toilet clogs nearly daily. Jason Overcash has offered to get GRHOA a price for a commercial toilet. Thanks Jason. Stephanie Murray made a motion to purchase a new toilet. George Krause seconded the motion. The motion passed with a unanimous vote.

GRHOA received a concern form from a resident regarding the TV in the workout room. Charlene Phillips is contacting Time Warner Cable to ask about a box for digital to install on the TV.

There was a discussion regarding requests for the ARC. Some of our residents are not allowing enough time for the ARC to properly investigate the requests. Please notify Cedar Management at least 30 days prior to beginning your project.

Two new tables and a kitchen trash can will be purchased for the clubhouse.

GRHOA board is looking for at least 3 new officers for the 2016/2017 fiscal year. Please consider volunteering your time and talents for our community.

Please watch for a community newsletter.

GRHOA is looking for somebody to build mailboxes. We have one quote. Cedar Management is obtaining additional quotes for us.

Respectfully submitted