

## Grace Ridge Homeowners Association Board Meeting

June 16, 2015

The meeting was brought to order @7:00 PM.

Board members present are, Jennifer Gullett, President; George Krause, Vice President; Sonja Krause, Secretary; Charlene Phillips, Treasurer; Stephanie Murray and Ernesto Meir. Members not attending meeting were Ian Reece and Amy Marie Preslar.

The minutes from the previous meeting were read. A motion was made by Charlene Phillips to accept the minutes. The motion was seconded by Jennifer Gullett. Minutes were accepted as read.

The financial report was read. Jennifer Gullett made a motion to accept the financial report. The motion was seconded by Sonja Krause. The financial report was accepted as read.

### **Old Business**

Two additional concrete tables for the pool area were ordered. The purchase of the tables was approved at the May HOA meeting. The tables should be ready for pick up this week. Any volunteers to help install the tables would be greatly appreciated.

The entrance signs to Grace Ridge need to be replaced. The HOA board was hoping the signs could be repaired but after closer examination the board has decided they need to be replaced. Thank you Stephanie Murray for the information on the signs, and Cedar Mgt Group for some pricing.

### **New Business**

The main A/C system for the clubhouse was replaced at a cost of \$2,700. The old system failed and was unable to be repaired. So far the second A/C system is still operating.

Presently, we have 23 residents with assessments in arrears for a total of \$3,974.00.

Letters are being emailed to residents that are scheduled to use the clubhouse July 1st and after, as a reminder that the reservation fee is due a minimum of one week prior to their reservations. Assessments must be current and the fee must be paid in order for the key to be activated.

As a reminder, there is no glass permitted in the pool area at any time. This has become an ongoing problem. The board has been hesitant to vote to install cameras but we are now in the process of getting price quotes.

The main purpose of the HOA is to help protect the property value of ALL property owners and make sure everyone follows the Covenants and Restrictions, along with the bylaws. Cedar Management Group will be doing its first official property inspection on 6/18/2015. The main items they will be looking for are unkempt properties (grass needing cut, shrubs needing trimmed, mold on houses, sheds not being installed properly). They will be looking for the location of sheds, lack of penning, shrubs etc..

Vehicles/trailers/boats parked on lawns, piles of brush, maintenance items/equipment stored outside. Mowers, trash bags, trash cans and miscellaneous items sitting around outside. Courtesy letters will be mailed to residents with violations for corrective action prior to the next ongoing monthly inspection.

Copies of the pool rules will be mailed out with the budget. The budget is to be ratified at the July meeting.

Thanks again to David Ensign for repairing the deck chairs.

The vending machine on the pool deck needs to be repaired again. Cheerwine replaced gaskets and worked on the motor that keeps the soda cool. It seems to be working better. If we continue to have problems the machine will be removed and replaced with one from another company.

Refreshments were served to those who attended the meeting.

George Krause made a motion to adjourn the meeting. Seconded by Stephanie Murray.

Meeting was adjourned at 8:00

Respectfully submitted,

Sonja Krause