

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Wednesday, April 21, 2021

1. CALL TO ORDER

Ric Harris called the meeting to order at 7:01pm.

2. ROLL CALL

Board members present:

- Jennifer Polce (via phone), Jason Overcash, Ric Harris, Angela Millspaugh-Staples, and John Austin

Board members absent:

- Brent Eudy
- Jennifer Gullett

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- 2 residents were present

3. MINUTES

Angela Millspaugh-Staples – Reading of minutes from March board meeting.

- John Austin motioned to accept. Jason Overcash seconded the motion. Motion carried, all in favor.

4. FINANCIAL REPORT

Ric Harris

Amanda Frye from Cedar Management Group

- Revenues up for the 1st 4 months
- Costs for opening season of the pool in Chairs and Umbrellas
- Insurance up due to paying up front in the beginning of the year
- In a good cash position.
- 6-7 thousand in receivables
- Jason Overcash motioned to accept. John Austin seconded the motion. Motion carried, all in favor.

5. OLD BUSINESS

a. Camera installation

- i. Cedar to get quotes on electrical work and system installation (3 estimates from Brendle Electric, Capitol, Harkey Electric). Cedar set-up for meeting at the clubhouse.
- ii. Thermostat installation. To be included in the electrical work quote referenced above.
- iii. Refrigerator needs to be serviced. Cedar is trying to get someone to come all in one day.
- iv. Cedar is also contacting cleaning companies to meet at the clubhouse to get estimates on cleaning clubhouse, workout room, and additional checks on restrooms.

b. Blacktop sealing status

- i. John has yet to hear from the company that provided estimate.

c. The new chlorinator didn't need to be installed at this time in order to pass inspection with Swim Club.

- i. Pool passed inspection and is ready to open Saturday, May 1st.
- ii. Clubhouse is set to open on May 1st as well keeping CDC guidelines in mind. John was meeting with the fire inspector to figure out clubhouse capacity.
- iii. New pool hours signs are installed

d. Storage room was cleaned out and pumphouse will be cleaned out this month

- i. Jason, John and Angie volunteered to complete.
- e. George worked with homeowner and health department to resolve septic issue.
- f. Previously a Committee was formed to review the Covenants & Restrictions - Brent Eudy, Angie Millspaugh-Staples, and John Austin. During the special meeting on 4/7/21 more responsibility are being turned back over to Cedar including the Covenant, Restrictions, and Bi-Laws (refer to previous 4/7/21 minutes).
- g. Speed limit signs - Jennifer P. has been in touch with the gentleman in charge and trying to get information for the speed study.

6. RESIDENT'S REQUEST/CONCERNS

- a. Open Forum for residents
 - i. Resident present and concern was voiced on re-opening of the clubhouse. Further information is needed in regards to CDC guidelines before opening date is set.
 - ii. Concern over upkeep of drainage ditch in between the resident present and neighbors property. It was determined that it would be the residents cost for upkeep and not the HOA.
 - iii. Camper in the front yard of the second house on the left when entering the neighborhood.
 - iv. Jason motioned that a letter be sent to the resident on the 14th and that a special hearing be set for the end of May.
- Angie seconded the motion. Motion carried, all in favor.

7. NEW BUSINESS

- a. Board of Directors update
 - i. Due to George Kraus has resigned from his position as President as well as from the BOD. A new President would need to be elected. Jennifer Polce volunteered for the position.
 - ii. Due to Jennifer Gullett home sale and moving in the coming months and will be resigning from her position as Vice President as well as from the BOD. Jason Overcash volunteered to fill the VP position.
 - iii. Due to Jennifer P volunteering for President, Angie Millspaugh-Staples volunteered to fill the Secretary position that Jennifer P. held.
 - iv. Jason motioned to accept. Angie seconded the motion. Motion carried, all in favor.
- b. Clarification on ARC submissions
 - i. Initial ARC requests will handled by Cedar. Once reviewed to insure that all information is submitted and they match the bi-laws then they will be sent out board/ARC committee for review and approval.
- c. Gutter and downspout near men's restroom cleaned out. by John (stuck tennis ball).
- d. Open forum for additional items
 - i. Concern that GRHOA.com is still under the previous presidents name.
 - ii. Follow up needed for Wi-Fi thermostat app password.
 - iii. Angie will pass master set of keys to Jennifer P. at the next meeting.
 - iv. Follow up on GR computer documentation.

8. NEXT MEETING DATE

is scheduled for Tuesday, May 18, 2021 at 7:00pm.

- Jason Overcash motioned to adjourn the meeting. John Austin seconded the motion. Motion carried, all in favor.

The board meeting adjourned at 7:54pm.

These minutes were approved by the Board of Directors.

Angela Millspaugh Staples, Secretary

Date