

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, February 16, 2021

1. CALL TO ORDER

George Krause called the meeting to order at 7:03pm.

2. ROLL CALL

Board members present:

- Brent Eudy, Angela Millspaugh-Staples, Ric Harris, Jennifer Polce, Jason Overcash, Jennifer Gullett, Mario Medina, John Austin and George Krause

Board members absent:

- None

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- None

3. MINUTES

Jennifer Polce – Reading of minutes from January board meeting.

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

4. FINANCIAL REPORT

Ric Harris

Amanda Frye from Cedar Management Group

- Discussed comparison to budgeted monthly bills.
- 9 months of cash on hand.
- John Austin motioned to accept. Jennifer Gullett seconded the motion. Motion carried, all in favor.

5. OLD BUSINESS

- a. The board voted on getting needed items ordered for the pool and clubhouse.
 - i. Pool motor and pump, pool chlorinator, umbrellas, straight chairs
 - ii. Blacktop sealing
 - iii. New camera system
- b. Welcomed new ARC members.
- c. Clubhouse termite inspection complete.
- d. Ongoing:
 - i. Rowan Health Department looking into septic complaint.
 - ii. Install towing, no trespassing, no soliciting signs.
 1. Signposts are on order.

6. RESIDENT'S REQUEST/CONCERNS

- a. None to report.

7. NEW BUSINESS

- a. Ratify 2021 budget
 - i. Budget automatically ratified per NC state guidelines.
- b. There are presently 5 new mailbox posts on hand for sale, at \$55.00 each.
 - i. Enough on hand currently.
- c. Purchase new internet thermostat for fitness room. Approximately \$160.00.

- d. Community speed limit and proposed signs. – Jennifer P
 - i. DOT indicated next steps are conducting a speed study to see what type of speeding issues are present.
 - ii. Jennifer P. to schedule meeting with the DOT highway engineer to see if we can set-up the speed study.
 - iii. Jennifer, John and George to attend; schedules permitting.
 - iv. Continue to explore options for speed deterrent signage.
- e. Pool hours – Jennifer G
 - i. Recommendation to open the pool early at 7:30am.
 - ii. Board discussed the need to exclude 2 days a week from the 7:30am opening time due to the pool service, particularly vacuuming.
 - iii. Excluded days are TBD.
 - iv. Jennifer Gullet motioned to accept. John Austin seconded the motion. Motion carried, all in favor.
- f. Community Engagement Committee proposed schedule. – Jennifer P.
 - i. Reviewed the tentative 2021 schedule with the board.
 - ii. Discussed advertising Community Yard Sales on Facebook Marketplace.
 - iii. Next steps: work on budget for activities.
 - iv. Put on agenda for March.
 - v. Jennifer Polce motioned to approve the Food Drive activity for March. John Austin seconded the motion. Motion carried, all in favor.
- g. Average cost to residents who are over one year behind on assessments once they are turned over to the attorney for handling collections.
 - i. Cedar to send attorney explanation.
 - ii. Attach to monthly minutes.
 - iii. Late notices to include this information going forward.
- h. Discuss properties in our development both occupied and unoccupied that are not properly maintained. Responsibilities of residents and the GRHOA.
 - i. Violations: not maintained receive a violation letter.
 - ii. We cannot maintain and bill back for maintenance to unmaintained properties.
 - iii. As board members and residents, if we see a violation, we can report it.
- i. Posting of minutes.
 - i. Discussed how to make the board meeting minutes more accessible to residents.
 - ii. Motion made to post links to the minutes on our Facebook page each month.
 - iii. John Austin motioned to accept. Ric Harris seconded the motion. Motion carried, all in favor.

8. ADJOURN MEETING FOR CLOSED BUSINESS

- a. George Kraus motion to adjourn the formal meeting for property and personnel issues. Jennifer Gullet seconded the motion. Motion carried, all in favor.
- b. The board meeting adjourned at 8:23pm for closed session.

9. NEXT MEETING DATE

is scheduled for Tuesday, March 16, 2021 at 7:00pm.

These minutes were approved by the Board of Directors.

Jennifer Polce, Secretary

Date