

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, January 19, 2021

1. CALL TO ORDER

George Krause called the meeting to order at 7:01pm.

2. ROLL CALL

Board members present:

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

Board members absent:

- John Austin

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- Brian Bell and Lara Maricela

3. MINUTES

Jennifer Polce – Reading of minutes from November board meeting.

- Jennifer Gullett 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 budget ratification.
- Reviewed MTD January expenditures and found them to be appropriate and under the proposed budget for January.
- Ric reported internet/phone cost per month seems high.
- Ric asked for an update on the final financials for 2020.
 - Amanda reported Cedar should have them finalized by the end of January
- Jennifer Polce motioned to accept. Brent Eudy seconded the motion. Motion carried, all in favor.

5. OLD BUSINESS

- a. Posted board accomplishments for October on Grace Ridge Facebook page and website.
- b. Board voted down supporting other Facebook pages (ROGRC).
- c. Discussed 2021 budget, and on 1/5/2021 the budget was approved by the board and was sent to all residents for ratification.
- d. Trespass agreement was signed by the board with the Rowan Sheriff's Department.
- e. Board members are getting price quotes for Cameras, Pool Parts, Umbrellas, Straight Back Chairs and Blacktop Sealing.
- f. Speed limit in Grace Ridge, removing Coke machine, highlighting GRHOA entrance signs and clubhouse gutters needing cleaned out are all in process, or have been tabled at present.
- g. No board meeting in December 2020.

6. RESIDENT'S REQUEST/CONCERNS

- a. None to report.

7. NEW BUSINESS

- a. Price quotes and vote on ordering one each new pool pump, pump motor and chlorinator.

- i. Approximate cost of \$1200.
 - ii. Plan is to keep spares on-hand so the pool doesn't end up out of service during pool season.
 - iii. George Krause motioned to accept. Brent Eudy seconded the motion. Motion carried, all in favor.
- b. Price quote and vote on 12 new pool umbrellas.
 - i. Sample Ric ordered is at the clubhouse.
 - ii. Unit cost of umbrella quoted is \$57.
 - iii. All taupe recommended.
 - iv. George Krause motioned to accept. Jennifer Gullett seconded the motion. Motion carried, all in favor.
- c. Price quote and vote on 24 straight back chairs for pool.
 - i. Unit cost of \$35.50 quoted.
 - ii. Grosfillex Solid One-Piece Molded Resin Armchair is the model needed.
 - iii. Lead time is currently 5-10 business days, but is expected to increase to 2-3 months as summer demand picks up.
 - iv. George Krause motioned to buy this chair at \$35.50 or less. Ric Harris seconded the motion. Motion carried, all in favor.
- d. Price quote on camera system, to include all required equipment, model and monitor for clubhouse.
 - i. Lorex has camera systems with 8 cameras and ability to add up to 8 more for a total of 16 if needed for \$850.
 - ii. Playback comparison between products on market is difficult.
 - iii. George Krause motioned to accept. Brent Eudy seconded the motion. Motion carried, all in favor.
- e. Price quote for sealing blacktop.
 - i. One company who has quoted on the project owes us a second quote and they haven't gotten back to us.
 - ii. Carolina Siteworks out of China Grove has quoted at \$4570 for turnkey scope of work.
 - 1. Quote is approximately \$1100 more than budgeted amount.
 - iii. George motioned to accept the Carolina Siteworks quote. Ric Harris seconded the motion. Motion carried, all in favor.
- f. ARC, new members and ARC request process.
 - i. New members: Tony Polce and Brian Bell
 - ii. Established members: John Thomas and Brent Eudy
- g. Mailbox posts
 - i. May need more mailbox posts.
 - ii. George to count how many we have on-hand.
- h. Fitness room AC
 - i. Budgeted for, but not immediately actionable.
 - ii. Original unit.
- i. Termite inspection is due to be completed.
 - i. George Krause motioned to accept. Ric Harris seconded the motion. Motion carried, all in favor.
- j. Lot in Phase 2 (South) with septic issue.
 - i. Lot has three septic tanks; one leaking tank previously identified.
 - ii. Health Department inspector came out, but never followed through.
 - iii. Health Department has been contacted again and inspector is supposed to come back out.
- k. Basketball Court
 - i. Jason has the No Trespass signs.
 - ii. Letters were supposed to be sent out asking for permission to put signs on two properties.
 - iii. Amanda will see if those letters were sent.
 - iv. Posts are needed to install the signs.
 - v.

8. ADJOURN MEETING FOR CLOSED BUSINESS

- a. The board meeting adjourned at 8:26pm for closed session.

9. CLOSED SESSION

- a. McLaughlin situation at common areas.
 - i. Motorized go-carts/4-wheelers tearing up ground.
 - ii. Not responding to email or voicemails regarding issue.
 - iii. Violation letter to be mailed and sent via email.
- b. Email communication expectations.
 - i. Check board emails daily and respond promptly.
 - ii. When drafting emails that need responses, mark IMPORTANT or REPLY NEEDED in subject line.

10. NEXT MEETING DATE

is scheduled for Tuesday, February 16, 2020 at 7:00pm.

The board meeting adjourned at 8:55pm.

These minutes were approved by the Board of Directors.

Jennifer Polce, Secretary

Date