

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, June 15, 2021

1. CALL TO ORDER

Jason Overcash called the meeting to order at 7:00pm.

2. ROLL CALL

Board members present:

- Brent Eudy, Jason Overcash, Angela Millspaugh-Staples, and John Austin

Board members absent:

- Ric Harris, Jennifer Polce

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- No residents present

3. MINUTES

- John motioned to accept May minutes, Brent seconded, motion carried, all in favor.

4. FINANCIAL REPORT

Ric Harris – Absent

Amanda Frye from Cedar Management Group

- Cedar will send the financial report to board members for approval via email.
- John asked for clarification that Cedar received the bills for paving and plumbing. Cedar confirmed receiving those bills.

5. NEW BUSINESS

- a. Status of treadmill repair
 - i. Part is in and will be replaced next week.
- b. ARC – 3rd Committee member needed
 - i. Dave Staples volunteered to be added to the ARC committee beginning in July. Jason made motion to add Staples, Brent seconded, carried all in favor.
 - ii. Cedar to provide approval form for ARC- the ARC procedure is as follows: residents fill out for and submit through website. Cedar makes sure all information is present and follow HOA restrictions then it is passed along to the ARC members. ARC members print out form and meet with residents and make the completed sheet approved/conditional approved/unable to approve. ARC has 30 days to make complete. Cedar sends out a notification at the ½ mark.
 - iii. Conversation was had on a need for a Chairman for the ARC committee and that it can be added to the agenda for an ARC committee member to be present at the monthly meeting to report on updates. Brent asked for more clarification that if Cedar will provide a monthly report. Cedar said that they could provide a report for review. John made the motion to add the ARC report to the monthly agenda with an ARC member present. Angie seconded, motion carried, all in favor.
- c. Overgrowth at empty lot on Random (Ric)
 - i. Brent motioned to table, John seconded, all in favor.
- d. Disposition of 4 damaged pool chairs – (Ric)

- i. Brent motioned to table, John seconded, all in favor.
- e. Jason made a motion to table 7a/b and 10 in old business until the July meeting.
 - i. John seconded, all in favor.
- f. Jason motioned to add items: Swim Club issue, Fob Keys, Entry Sign and ARC application to New Business.
 - i. John seconded, all in favor
- g. Swim Club
 - i. Issue with Swim Club not using the salt cells properly and that chlorine is being used. Residents expect salt cell units. We have it contracted that salt cells are to be used.
 - ii. Cedar will contact Swim Club and arrange for a meeting.
- h. Key Fobs
 - i. Cedar has taken over the Key Fobs. There will be a \$20.00 fob fee for lost fobs. Cedar will list the fob as lost or deactivated.
- i. GR Entry Signs
 - i. Brass letter are not clearly seen.
 - ii. John will make contacts about the cost to change to more pronounced signs. John will report at the July meeting.
 - iii. Concern about the landscaping at the front entrances and clubhouse not looking up to par.
 - iv. Cedar to contact landscaping company to see how many times a year mulch is put down.
- j. ARC application and process
 - i. John motioned to table till the July meeting, Angie seconded, all in favor.
- k. Discussion about changing the agenda format to reflect Roberts Rules of Order.

6. OLD BUSINESS

- a. Camera/Thermostat Installation
 - i. Jason motioned for 2nd quote, John seconded, all in favor
- b. Status of refrigerator repair
 - i. Cedar will provide an update in the July meeting.
- c. Clubhouse rental fees: Morning/Afternoon reservations vs. All-day rentals
 - i. Clubhouse policies and procedures.
 - ii. After discussion Jason motioned to table until July meeting, Brent seconded, Angie yes, John Nay.
- d. Status of Pumphouse cleaning
 - i. Stricken from agenda. John made motion, Angie seconded, all in favor.
- e. Website updates: current and new
 - i. a link needs to be added to connect the old and new websites. Cedar will send information to the board.
- f. Basketball Court
 - i. John motioned to table until July's meeting, Brent seconded, all in favor.
- g. Monthly email communication/newsletter
 - i. Proposed for June email blast. Pool season reminders, monthly board meeting reminder, etc.
 - ii. Tabled until July meeting.
- h. Covenants & Restrictions Violations
 - i. Jason made motion to change the By-Laws of the inspection timeline from bi-annually to monthly under Article 7, Section 2 under duties item H.
 - ii. Any other By-Laws that need to be changed bring to the July meeting for an August vote.
 - iii. John seconded, all in favor.
- i. Coke machine removal
 - i. To be removed by the end of the month.
- j. Speed study update
 - i. Tabled to July meeting.

7. RESIDENT'S REQUEST/CONCERNS

- a. Open Forum for residents
 - i. No residents present.

8. ADJOURN MEETING FOR CLOSED BUSINESS

- b. Jason motioned to close the agenda portion of the meeting for closed session, John seconded, all in favor.

9. NEXT MEETING DATE

is scheduled for Monday, July 19, 2021 at 7:00pm.

- John motioned to adjourn closed and regular meetings. Angie seconded the motion. Motion carried, all in favor.

The board meeting adjourned at 9:01pm.

These minutes were approved by the Board of Directors.

Angela Millspaugh-Staples, Secretary

Date