

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, March 16, 2021

1. CALL TO ORDER

Jennifer Gullet 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, and John Austin

Board members absent:

- George Kraus
- Mario Medina

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- None

3. MINUTES

Jennifer Polce – Reading of minutes from February board meeting.

- Brent Eudy motioned to accept. Jennifer Gullett seconded the motion. Motion carried, all in favor.

4. FINANCIAL REPORT

Ric Harris

Amanda Frye from Cedar Management Group

- Revenues up to budgeted due in part to late fees.
- Expenses are down, but some bills are outstanding.
- Will still be ahead of budget. In a good cash position.
- Revenues for 2nd quarter coming in April with the HOA Q2 dues coming in.
- Ric to send detail via email.
- Jason Overcash motioned to accept. Jennifer Polce 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).
 - 1. Jason suggested Harkey Electric.

b. Blacktop sealing status

- i. Tentatively beginning in April. John to follow up on official start date.

c. Umbrellas, straight chairs and extra pump motor delivered and at the clubhouse

d. Chlorinator is at the clubhouse and will need to be installed prior to the pool opening

- i. Amanda to check with the Swim Club to make sure they are on track with permits and can install the chlorinator.

e. Thermostat installation

- i. To be included in the electrical work quote referenced above.

f. Storage room/pumphouse needs to be cleaned out

- i. Jason, John and Angie volunteered to complete.

g. George worked with homeowner and health department to resolve septic issue.

- h. Committee formed to review the Covenants & Restrictions - Brent Eudy, Angie Millspaugh-Staples, and John Austin
- i. Speed limit signs - Jennifer P. setting up appointment for speed study.

6. RESIDENT'S REQUEST/CONCERNS

- a. Clubhouse reopening
 - i. Amanda to check on maximum occupancy restrictions for the clubhouse.
 - ii. Angie motioned to table until after the governor's next update on 3/26. Jennifer P. seconded the motion. John opposed. Motion carried.
- b. Open Forum for residents
 - i. No resident concerns to report.

7. NEW BUSINESS

- a. Board of Directors update
 - i. George Kraus has resigned from his position as President as well as from the BOD.
 - ii. Mario Medina has resigned from his position on the BOD.
 - iii. Jennifer Gullett will be moving in the coming months and will be resigning from her position as Vice President as well as from the BOD.
 - iv. Jennifer P. motioned for Jennifer G. to take the position of President as an interim role. Brent seconded the motion. Motion carried, all in favor.
- b. ARC resignations – John Thomas & Brent Eudy
 - i. Amanda to see if ARC responsibilities can be handled by Cedar.
- c. Gutter and downspout near men's restroom needs to be cleaned out.
 - i. Amanda to get quotes (3 estimates).
- d. Pool signs – Jennifer G.
 - i. John Austin will investigate new signage.
 - ii. Monday and Friday will be the 9:00am opening days.
- e. Open forum for additional items
 - i. John Austin, Brent Eudy and Jennifer Gullett noted their appreciation for the service George Kraus provided to the community during his time on the BOD.
 - ii. Amanda will send an invite to review Cedar contract with BOD.
 - 1. Jennifer G. to review contract and see if quoting vendors can be done by Cedar.

8. NEXT MEETING DATE

is scheduled for Wednesday, April 20, 2021 at 7:00pm.

The board meeting adjourned at 8:54pm.

These minutes were approved by the Board of Directors.

Jennifer Polce, Secretary

Date