

GRACE RIDGE HOMEOWNERS ASSOCIATION

May 15th, 2018 Meeting Minutes

Board members present: Ernesto Mier, Eva Rosko, Jason Overcash, and Denise Voignier.

Meeting was brought to order by Ernesto Mier at 7:00.

Minutes from April board meeting were read a motion to accept was made by Denise Voignier and seconded by Ernesto Mier.

Amanda Smith from Cedar was unable to attend the meeting.

ARC: Jason Overcash stated that they have approved a shed in Gracebrook Dr. and have 4 or 5 forms for requests.

Old Business:

The new security system through CPSL is a Kerri system which is the manufacturer of the new system. They are in the process of wiring the gate. They should be here in the next few days to make the switch to the new system.

Amanda has sent letters to the neighbors of 210 Maple Ridge Circle to see if they have interest in purchasing and there has been no response. The land is .69 acres and we should begin to think of what the next step to take on this property.

We are waiting and seeing on the Bey house lien.

There was a resident foreclosure that we will have Amanda Smith continue to check-on.

As well as 2 violations that need to be addressed.

New Business:

Jason Overcash made a motion and was seconded by Denise Voignier to get a second opinion from a lawyer about how to resolve ongoing issues with a property. An email will be sent to the board for a vote. The 4 board members voted yes at the meeting.

The well company came in and fixed one issue and determined that we had an electrical problem. The electrician found the problem and fixed it. George took a

picture of the piece of wire that was damaged. The electrician also stated that the piece had been previously repaired.

Jason Overcash proposed a better system for ARC requests to be handled. Ernesto Mier made a motion and was seconded by Denise Voignier to use Jason's idea to simplify the process. The rest of the board will need to vote on this.

Ernesto will check with Amanda about the pool maintenance.

As of May 1st a 10% fee for arrears will be added to assessments.

Motion to adjourn the meeting at 8:10 was made by Ernesto Mier and seconded by Denise Voignier.