

# GRACE RIDGE HOMEOWNERS ASSOCIATION

## March 19th, 2019 Meeting Minutes

Board members present: Ernesto Mier, Mario Medina, Eva Rosko, George Krause, Ian Reece, John Rosko, and Jason Overcash.

Meeting called to order 7:10

Minutes from February board meeting were read a motion to accept was made by George Krause and seconded by Eva Rosko.

Treasury Report was presented by Jennifer Carr. She explained that the web portal can be seen by each resident. The reports come out on the 25<sup>th</sup> of each month. She discussed the reserve study for the next 10 years.

The pool has been paid in full.

Motion to accept was made by George Krause and seconded by Ernesto Mier.

ARC: They have received requests for a fence and shed.

Account 87.2 has fixed their unapproved drive.

Residents have issues from the floor that Jennifer Carr addressed and found that many letters were sent that did not match pictures and addresses.

Extensions were given to home owners for mold and mildew removal because of the heavy rain that we have experienced.

Motion to accept ARC report was made by Eva Rosko and seconded by Mario Medina.

Community Watch: No news is good news!

Old Business:

Roofing: We have a resident who has solar paneling and this will probably become more of a norm. Also, the homes are beginning to be 20 years old and roof replacements will begin. The technology and new styles of metal roofing will have to start being addressed by the ARC.

## New Business:

Pool opens May 1<sup>st</sup> and closes September 15<sup>th</sup>

Under the Fair Housing Act there are restrictions of wording on new signs that have to be addressed.

Quotes for having an attendant on duty was shared and it was getting pricey.

A resident filled out a concern form about signage at the entrances.

There will be a Sheriff Mock Training at Grace Lutheran Church and let residence know not to be alarmed.

ARC outline is a work in progress and a separate meeting only the board and committee should happen.

A new Clubhouse cleaning attendant has been hired. Eva Rosko will be the liaison.

Welcome Tammy Jenkins who was elected to the board. She will need an email address set up and key fob.

The toilet has been fixed.

Spring Yard Sale will be May 4<sup>th</sup>.

Jennifer Carr will let the lawn crew know about the over growth on the walk-way from Cress to Maple Ridge.

## Comments and Concerns:

Resident received an unapproved tool shed violation that was vague. They think it might have been the play house so they tore it down. They stated that they had poor communication with Cedar and poor follow-up. The resident pulled up the C&R Act 8 sect. 1 of his violation and stated that it was not on file with the state or county. Jennifer Carr explained that it doesn't have to be and it posted on the GRHOA website.

A resident asked for a 60 day extension for mold removal

And 2 residents asked for a 30 day extension for mold removal.

Closed Session and motion to end meeting @ 9:37 was made by Eva Rosko & seconded by Mario Medina