

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, January 18, 2021

1. CALL TO ORDER

Jennifer Polce called the meeting to order at 7:08 pm.

2. ROLL CALL

Board members present: Via-Google due to winter weather conditions.

- Jennifer Polce, Jason Overcash, Ric Harris, Angela Millspaugh-Staples, Brent Eudy.

Board members absent:

- John Austin

Representative from Cedar Management Group:

- Amanda

Residents/Guests Present:

- No residents present.

3. MINUTES

- Jennifer motioned to accept November minutes, Brent seconded, motioned carried, all in favor.

4. FINANCIAL REPORT

- Ric Harris presented the January budget and Proposed 2022 Budget (See Attached)
 - i. Yearly spending is around 72,000
 - ii. Increased reserve account and will gain additional funds this year. Should leave us with around 19,000 additional on capitol and non-reoccurring expenses.
 - iii. Request that Cedar update on Vine the 2021 and 2022 budget files, and year-end statements.
- Proposal of capital and non-reoccurring/reoccurring expenses for beautification around Grace Ridge to include:
 - i. Common area addition of frisbee golf and charcoal grills. Waiting on quotes for the February meeting. Jennifer to get authorization act signed prior to the February meeting.
 - ii. Beautification around the baseball and basketball courts.
 - iii. Pool area replacement of exterior lights, lava rocks, chairs/umbrellas, concrete steps on the top side need to be repaired, and additional outlet.
 - iv. New entrance signs and ground maintenance. Jason to touch base with Limburg for quote and sinkhole.
 - v. Mulching in the playground area.
 - vi. Sinkhole on the backside of the clubhouse/pool area. Cedar to request a quote from JL Exterior Maintenance. Angie will secure a quote from Southern Stone Landscape.
 - vii. Budget ratification meeting can take place at the same time of monthly meeting.
 - viii. In case of inclement weather February 22, 2022, will be considered a make-up February HOA meeting.
- Jason motioned to accept the financial report, budget, and proposed capital and non-reoccurring expenses. Jennifer seconded, motioned carried, all in favor.

5. SPECIAL COMMITTEES

a. ARC

- i. Approved projects: 246 Strawberry Lane (Shed) and 596 Maple Ridge (Shed)
- ii. Correction: 732 Cress School Road (Shed)-resident sent request with no attachments. Waiting on residents to submit additional information.
- iii. Correction: Smith: Lot 3 Cress Loop Rd (New Construction)-CC&R-Board requested additional information regarding the house foundation. Homeowner responded questing the language/wording in the CC&R document.
- iv. The boards next step is to refer to legal on the new home materials being used on the build including slab foundation.

- v. Cedar will reach out to the attorney for clarification and owners of Lot 3 Cress Loop Rd.
- b. Community Engagement
 - i. 2nd annual USMC Toys for Tots drive collection was held on 12/11/21. Last year 220 toys collected. This year 260 toys collect, a 30% increase. Great participation with the homeowners participating in the decoration contest.
 - ii. Moving forward we feel the need to combine the Community Engagement and Social Calendar Committee. Would love some additional volunteers to join, lead, and participate. At this point we have 5 residents spearheading these committees.
 - iii. Tentative Community Engagement/Social Calendar ideas presented.
 - iv. 4500.00 allocated in 2022 budget for community engagement and social calendar.
- Jennifer motioned to approve the Community engagement/outreach calendar, Angie seconded, motioned carried, all in favor.

6. OLD BUSINESS

- **By-Law Changes-Leave Open**
 - a. Jason will finalize the by-law draft changes by February meeting.
 - i. 10% of residents or 25 residents for a quorum or approved by proxy.
 - ii. Cedar will send out a mailout ballot and proposed change to the by-laws: Article VI and VII.
 - iii. Add to March agenda vote on By-Law changes unless sooner. Deadline set for January 28th to meet the February agenda and mailout. The items discussed by the board to be changed are in red.
- **Swim Club-Leave Open**
 - b. September contract is already renewed with Swim Club for the 2022 season.
 - i. Add vender quotes to the May agenda.
 - ii. Cedar will inform Swim Club that we would like to extend the season from September 15th to October the 1st, so they can pull the permit for the year.
 - iii. Salt vs. Chlorine: Swim Club will continue what they were during last season. When we start looking for a new company it's tabled. Add quoting to May agenda.
- **New Website Launch- Leave Open**
 - c. Inconsistencies with Cedar, Vine, and ARC changes at this point is prohibiting the website launch. Cedar is having a March 29 regional meeting that may clarify some issues we are having with software, email, google submission, ARC support, reservation requests, and key fobs.
 - i. Next Steps: Special Meeting called to clarify the ARC process. Meeting is set for 2 weeks out around February 1st, 2022. Include John Rosco in conversation.
- **Covenants & Restrictions Violations-Tabled**
 - d. Amanda to submit November and December Inspection Report on property violations.
 - ii. Jennifer motioned to table, Angie seconded, motion carried all in favor.
- **GR Entry Signs/Landscaping Concerns-Leave Open**
 - e. Installation of new signage will be replaced by the end of the month by Harwood Signs.
 - f. Waiting on Limburg to give estimate on landscaping concerns (freshen up ideas).
 - g. Overgrowth at empty lot on Random-**Leave Open**
 - iii. Two Letters sent with no response.
 - iv. Jennifer motioned for the Next Step: Calling homeowner to hearing. Ric seconded, motioned carried, all in favor.

7. RESIDENTIAL CONCERNS

- No residential concerns currently.

8. NEW BUSINESS

- 12-Monthly Email Communication Plan
 - a. Cedar was given a tentative calendar of events to send to residents.
- February Agenda adds:
 - b. Add Approval of Agenda to the monthly agenda.

- c. Update: Jason met Tony Fox at the gym due to thermostat insulation concerns. Jason and Ric will coordinate the purchase of a new thermostat and then met with Tony soon to install a new thermostat.
- d. Jason mentioned that located within the CC&R's, Article VIII: Section 7 (variances) it appears that the wording in this section has been cut off. Amanda will investigate the documents and follow up. Suggestion is to look at other CC&Rs to see what the missing information might entail. Next Step: Clarification of that section.

9. ADJOURN

- Jennifer motioned to adjourn, the meeting at 9:00pm, Angie seconded, motioned carried, all in favor.

10. NEXT MEETING DATE

- Scheduled for Tuesday, February 15, 2022, at 7:00pm.

These minutes were approved by the Board of Directors.

Angela Millspaugh-Staples, Secretary

Date