

**Grace Ridge Homeowners Association, Inc.**

Board of Directors

Minutes of Monthly Meeting

Monday, July 19, 2021

**1. CALL TO ORDER**

Jennifer Polce called the meeting to order at 7:00pm.

**2. ROLL CALL**

Board members present:

- Jennifer Polce, Brent Eudy, Jason Overcash, Angela Millspaugh-Staples, John Austin, and Ric Harris

Board members absent:

Representative from Cedar Management Group:

- Amanda Frye

Residents present:

- Three residents present

**3. MINUTES**

- John motioned to accept June minutes, Jennifer seconded, motion carried, all in favor.

**4. FINANCIAL REPORT**

Ric Harris

- Expenditures \$672 over budget, Cash on hand-11 months operating expenses, making residents aware of late payments, insurance was paid in full and not in installments to receive a discount, we are on budget for July-50% percent on mark for the year.
  - a. Jennifer motioned to approve, Angie seconded, all in favor.

**5. OLD BUSINESS**

- Camera/Thermostat Installation
  - b. There was a verbal quote of \$307, second quote from Capitol of \$285. John motioned to accept 2nd quote from Capitol, Jason seconded, all in favor
  - c. John will purchase a thermostat box.
- Status of refrigerator repair
  - a. Refrigerator was repaired by a resident.
- Clubhouse rental fees: Morning/Afternoon reservations vs. All-day rentals
  - a. After discussion John motioned to leave the clubhouse rentals as all-day rentals. Angie seconded the motion, all in favor.

- Clubhouse policies and procedures. After discussion John motioned to Waive usage fee, 72-hour cancellation policy, apply cancellation fee of \$50, Cedar will list new rules on Grace Ridge HOA webpage and email. Angie seconded the motion, all in favor.
- Cedar will credit any residents that have paid ahead.
- a. Website updates: current and new (leave open as a working item)
- b. Rosco will do a redirect link to connect the old and new websites.
- c. Cedar asked that we visit GRHOA.org and look at the fonts, colors, and information on the page. Email Amanda with any thoughts and suggestions.
- Basketball Court
  1. Jennifer will sign the authorization to act form at the local Sheriff's office.
  2. Signage can be ordered and put up after the authorization act is signed.
- Covenants & Restrictions Violations
  - a. Along with change to Article 7, Section 2 under duties item H board members were asked to bring any other proposed changes to the By-Laws to the August meeting.
- Speed study update
  - a. Tabled to August meeting.
- Treadmill replacement
  - a. Comparison of several models T70 model was recommended for purchase.
  - b. Jennifer made the motion to purchase the T70 model for \$2500, Angie seconded the motion, all in favor.
- ARC
  - a. Cedar to provide itemized ARC reports. Brent motioned that #9 on the agenda is resolved, Jason seconded, all in favor.
- Overgrowth at empty lot on Random (leave open) Cedar will send a maintain lot letter.
- Disposition of 4 damaged pool chairs. Jennifer motioned to dispose of chairs, John seconded, all in favor.
- Swim Club (leave open)
  - a. Tom Long is the contact for Swim Club
- d. \$3500 to take out the old residential salt system and \$12,200 to put in a new commercial set up, total bill \$15,000.
- 6. Additional quotes needed before moving forward. Amanda and Jason to provide additional quotes and exploration of new vendors.
- 7. Questions: What's the saving Salt vs Chlorine? How will the salt system change the contract with Swim Club?
- 8. Monday and Fridays Swim Club comes to check levels and clean.
  - m. GR Entry Signs/Landscaping
- i. John motioned to table till August meeting, Jennifer seconded, all in favor.

## 6. NEW BUSINESS

- a. Monthly email communication/newsletter
  - i. Suggestion was made that a committee be formed. Brent mentioned that he would speak

- with his wife to see if she is interested in spearheading a committee.
- ii. Cedar can post a newsletter on a DoNot Reply email.
- iii. Jennifer motioned to accept July newsletter topics, Brent seconded, all in favor. Copy to the Facebook page and link the minutes.
- b. Items to be placed on August Agenda
  - i. The church across from GR is requesting to meet in September to discuss the upcoming run/walk through the neighborhood. Rules/Procedures need to be established.
  - ii. Proposed Frisbee Golf/Grill in the vacant area of grass behind the clubhouse.
  - iii. Purchase of vacuum cleaner for clubhouse

**7. RESIDENT'S REQUEST/CONCERNS**

- a. Open Forum for residents-no concerns other than the clock in the clubhouse needing a new battery.

**8. NEXT MEETING DATE**

is scheduled for Tuesday, August 17, 2021 at 7:00pm.

- John motioned to adjourn the meeting at 8:52, Ric seconded, all in favor.

The board meeting adjourned at 8:52 pm.

These minutes were approved by the Board of Directors.

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Angela Millspaugh-Staples, Secretary

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Date