

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, September 21, 2021

1. CALL TO ORDER

Jason Overcash called the meeting to order at 7:01 pm.

2. ROLL CALL

Board members present: All board members present.

- Jennifer Polce (via phone), Jason Overcash, Ric Harris, Angela Millspaugh-Staples, Brent Eudy, John Austin.

Board members absent:

- None

Representative from Cedar Management Group:

- Amanda Frye via phone

Residents/Guests Present:

- There were six residents/guests present.

3. MINUTES

- John motioned to accept July minutes, Ric seconded, motioned carried, all in favor.

4. FINANCIAL REPORT

Ric Harris presented the September budget.

- **In General-** a 4.9% improvement in revenue more than offset a 2.6% increase in expense, the net resulting in an improvement in Budget of \$1,178 YTD 9/20/21
- **Accounts Receivable** - has improved decreasing to \$3,772 and generating YTD \$2,677 in positive cash flow.
- **Cash** - Cash improved \$11,304, following the improvement to budget and in A/R. Cash covers 11 months of our operating budget.
- **Correction-** Concern: accountants still have not made the following correcting entry I asked you to correct last meeting

		db	cr
400470	Misc	\$2,728.50	
400470	Clubhouse Maintenance		\$2,728.50
	Fitnex T70 Treadmill charged to Maintenance Expense in Error		

- a. This expenditure was part of our budgeted capital, not a maintenance Expense. Cedar responded that corrections have been made regarding the treadmill.

- Conversation regarding final payment on pool contract: 937.00 including Rowan County tax. Per contract \$934.50 but that didn't include RC Tax.
 - a. Concern was brought to the attention of Cedar on member late fees. Cedar sends a updated quarterly statement with late fees.
- John motioned to accept the financial report. Brent seconded, motioned carried, all in favor. Request made that the financial reports be presented in this format for note keeping purposes.

5. SPECIAL COMMITTEES

- ARC-John Austin recommends Justin Nelson to the ARC committee. Justin Nelson is present at the HOA Board Meeting. Justin Nelson accepts, and board members support an addition to the ARC committee.
 - a. Still need the status on 1144 Gracebrook. All other ARC requests have been approved to date.
- Community Engagement- October Yard Sale
 - a. Amanda from Cedar sent out a community email. Cedar will be putting an ad in the Salisbury Post the weekend prior to the sale.
 - b. Yard sale signs that were purchases previously are in the pool house.
 - c. Yard Sale has been posted on the GR Facebook page and an update will follow.

- A representative from Grace Lutheran with the Stewardship Committee was present to speak about the Clean Water 5K (raise money for wells in impoverished areas) that will be held on November 13, 2021. The church would like a safe place for participants to Run/Walk using various streets throughout the neighborhood. The start time would be at 8:30 at Grace Lutheran and continue to Grace ridge.
 - a. Locke Fire Department would be stationed at Grace Lutheran
 - b. Grace Lutheran provides a no trace 5K.
 - c. Volunteers will be at each corner.
 - d. Volunteers will be on hand to guide traffic
 - e. 5K should last about an hour.
 - f. Registration is minimal
 - g. No water stops (Covid friendly).
 - h. Blow off Greenways before and after race
 - i. Board members asked that no arrows to be painted on the pavement indicating direction of 5K route. Suggestion of using yard sale signs as directional.
 - ii. Event needs to be added to the GR Facebook page closer to the event.
 - iii. Link will be sent to Jennifer and then sent to members for registration if GR homeowners are interested in participating or volunteering (wellness and fitness app).

6. OLD BUSINESS

- Cameras (Jason)/Thermostat Installation-are installed (close).
- Clubhouse Policy Changes
 - a. Clubhouse reservation fees need to be removed from current Grace Ridge website (once changed-closed).
- New website-**Leave Open**
 - a. Jennifer and Amanda will discuss and make the final proposal of the design basing it off the Walnut Creek page. Ric asked to be added to the call.
 - b. Next board meeting we will discuss what needs to be changed/added.
 - c. Jennifer requested that Jon Rosco be added as a liaison to help with the transition of the key fobs. He accepted.
- Basketball Court-**Leave Open**
 - a. Jennifer will be signing Authorization Act with the Sheriff's Department for non-residents.
- Restriction Violations
 - a. September inspection report: A reminder from Cedar will be sent out to residents in preparation of the September inspection.
- Speed Study-**Leave Open**
- Swim Club-**Leave Open**
- By-Law Changes- A copy of the By-Laws was distributed to board members to look over as the final draft. Noted in red are the agreed upon revisions.
 - a. Take notice of Article 7, Section 2-Subsection C3- The way that it is presently being done is different from what is outlined in By-Laws.
 - b. Board is to review, revise and vote on at the October meeting.
- Jason plans on meeting another company in the coming week to receive a new vender quote.
- GR Entry Signs-**Leave Open**
 - a. John has obtained a quote from Harwood Signs.
 - i. \$650.00 per sign
 - ii. \$1150.00 for double sided
 - iii. Removal and replace all three signs \$2500.00
 - iv. John will obtain a quote on reflective option.
 - v. Board to submit font ideas.
 - b. Landscaping and lights at entrances-**Leave Open**

- i. Cedar will provide a quote on lighting for the GR entrances. Through previous discussion it was mentioned that solar wouldn't be bright enough to see the signage. John will get a quote on the GR entrance reflection signage option.
- Overgrowth at empty lot on Random-**Leave Open**
 - a. Bill needs to be established. Letter was sent
 - b. No response received by the owner

7. RESIDENTIAL CONCERNS

- Homeowner 614 Maple Ridge moved in GR at the end of June the second quarterly is due July 31: current homeowners were assessed a late fee. Is asking for clarification of a bill they received. The couple present had just moved in and were unaware of any pending charges. Cedar attained homeowners name and address and will investigate it further.
 - a. Request to Cedar: Clarification of outgoing statements.
- Pathways connecting GR sections need to be upkept. Cedar will contact landscapers and mention concern.
- Sinkhole behind clubhouse near concrete pathway approaching baseball field. Drain erosion is evident. Follow-up needed.
- Suggestion from resident: swim lessons during open season. Discussion followed. Possible liabilities and residents not having access to pool during pool hours.

8. NEW BUSINESS

- 2022 Budget
 - a. Cedar will communicate with Ric on the 2022 Budget- **Leave Open**
 - i. Waiting on yearly quotes from Limburg and Swim Club quotes.
 - ii. Concerns were raised about various upgrades that need to be done in and around the clubhouse i.e., landscaping around the entrances including the front of the clubhouse and around the pool house, light fixtures, update various furnishing in clubhouse, cleaning neighborhood watch signage, basketball court restriping. Suggestion was made that board members come up with a list of things that might need upgraded or cleaned to the October board meeting.
 - iii. Cedar will contact Limburg and get quotes on landscaping at the entrances. clubhouse and pool.
- Proposed Frisbee Golf and Grill(s) for Common Area- **Leave Open**
 - a. Brent will present in October meeting. Quotes have been obtained \$500.00 for two stations. Camping Park style grills: \$300.00
 - b. Concern was raised regarding having these at the front of the property and potential non-residents using the facility. Safeguards would need to be in place before moving forward.
- New Vacuum for the Clubhouse-**Previous August discussion (close if vacuum has been purchased).**
 - a. Jennifer motioned for Ric to buy a vacuum for clubhouse.
 - i. \$300.00 or less
 - ii. Jason seconded, all in favor.

9. ADJOURN FOR CLOSED SESSION

- Jason motioned at 7:51 to adjourn for closed session, Ric seconded, motioned carried, all in favor.

10. NEXT MEETING DATE

- Scheduled for Tuesday, October 19, 2021, at 7:00pm.
- John motioned to adjourn the meeting at 8:25, Ric seconded, all in favor.

The board meeting adjourned at 8:25 pm.

These minutes were approved by the Board of Directors.

Angela Millspaugh-Staples, Secretary

Date

