

Grace Ridge Homeowners Association, Inc.

Board of Directors

Minutes of Monthly Meeting

Tuesday, October 20, 2020

1. CALL TO ORDER

George Krause called the meeting to order at 7:03pm.

2. ROLL CALL

Board members present:

- Brent Eudy, Angela Millspaugh-Staples, Ric Harris, Jennifer Polce, Jason Overcash, Jennifer Gullett, Mario Medina, John Austin and George Krause

Board members absent:

- None

Representative from Cedar Management Group:

- Amanda Frye

3. FINANCIAL REPORT

Ric Harris

Amanda Frye from Cedar Management Group

4. MINUTES

Jennifer Polce – Reading of minutes from September board meeting

5. UPDATES

Completed/in process items from last month's Committees/Teams/Work Groups:

- a. George obtained 3 quotes to paint clubhouse doors and mailbox.
 - i. Three quotes obtained: \$575, \$575, \$375. \$375 bid is from a resident. Bid accepted and work to begin ASAP.
- b. Some railings have been repaired and others replaced with new ones. Work to be finished the end of the week. These are for the fence along walkway between section one and Cress School Road.
- c. Replace filters in clubhouse. To be checked and replaced at monthly board meetings. George already did for October.
- d. John Austin pressure washed the playground equipment.
- e. John Thomas replaced bracket on playground equipment.
- f. New sliding board ordered 10/13/20. Scheduled for delivery on 10/21/20.
- g. George reached out to coke again on 10/12/20 regarding removing the drink machine at the pool. Jennifer P. reached out to Cheerwine and Pepsi for quotes on new drink vending machines. No response yet from Coke, Cheerwine or Pepsi. Board discussed possibility of removing the Coke machine and not replacing it. Tabled for further discussion at next meeting.
- h. One quote has been obtained for resealing blacktopped walkways and parking lot (reline parking spaces). A second quote is needed.
- i. George and Ric now have debit cards.

6. NEW BUSINESS

- a. Halloween – should we post anything? Refer to CDC website and use own judgement?
 - i. Jason Overcash motioned to not post anything and leave Halloween activities up to the individual residents. John Austin seconded the motion. Motion carried, all in favor.
- b. Invoices automatically paid by Cedar. Set parameters for approval if not already in place.

- i. Amanda Frye and Ric Harris discussed the existing process for reviewing and approving invoices. \$300 spending limit without board approval in writing. Any expense over \$300 requires board approval before Cedar will pay an invoice.

7. RESIDENT'S REQUEST/CONCERNS

- a. Jeremy and Jade Cress request for easement on Cress Loop for driveway access.
 - i. No further discussion on possibility of granting an easement until intentions are clarified and more detailed information is provided.
 - ii. Precedence has been set in prior board meetings not to grant easements. Amanda Frye to request more information from the Cress family.
 - iii. Tabled for further discussion at next meeting.
- b. Jennifer Polce raised a concern about the speed limit on Cress School Road and non-residents cutting through and speeding in excess from Miller to Old Cress School.
 - i. Discussed history of speed limits in the development: state police previously reduced speed limit to 35mph.
 - ii. Possible solutions: 25mph restriction, children at play signs, speed bump, etc.
 - iii. George Kraus and Jennifer Polce agreed to take on issue as a new work group item.
- c. Jason Overcash raised concern regarding ongoing resident complaints about misuse of Basketball Court.
 - i. Jason suggested using budget surplus from unused entertainment expenses (non-activity due to Covid-19 restrictions) to install a security fence around court that would require key fob entry. Jason/John to obtain fence quotes.
 - ii. John will connect with the sheriff's department regarding authorization to act.
 - iii. New signs on order stating no trespassing, violators will be prosecuted. Images of new signs to be shared with board members.

8. COMMITTEES/TEAMS/WORK GROUPS

Already established and in process

- a. Locate and price a new camera system. The new system to be moved from the cabinet in the ladies' room, to the top two shelves in the closet to the left outside of the ladies' room inside the clubhouse.
 - i. Jason looked at 8 camera systems ranging in price from \$600-1000. More discussion to follow.
- b. Obtain quotes for cleaning and painting as necessary, all clubhouse doors and the mailbox posts.
 - i. George: discussed during opening UPDATES.
- c. Secure prices of new 9' market umbrellas for pool for next summer.
 - i. Jennifer P. has secured pricing from Lowes, Wayfair and Home Depot. Will share with the board via email.
- d. Obtain quotes for resealing blacktopped walkways and parking lot (reline parking spaces).
 - i. John: discussed during opening UPDATES.
- e. Research a solution to make the entrance signs wording to stand out and easier to read.
 - i. John is waiting on estimates to come in from potential vendors.
- f. Price replacement of Plexiglass on bulletin board beside pool gate.
 - i. John and George will be replacing the Plexiglass right away.
- g. Obtain pricing and/or get estimates to replace new soft mulch for playground area.
 - i. Angie obtained 3 quotes on mulch for playground. \$165, \$180, \$250. \$165 bid accepted and work to begin ASAP.
- h. Fix or replace ceiling fan in workout room.

- i. Jennifer Gullet and Brent Eudy will be fixing the fan. It just needs to be tightened up, not replaced.

New tasks to be done – Should we solicit volunteers from the community? Post on Facebook & Next Door

- a. Install sliding board when delivered.
 - i. Board volunteers to install new sliding board.
- b. Find and obtain prices for new straight back chairs for tables at the pool. 4 needed for each table.
 - i. Jennifer Polce volunteered and will connect with George on a possible contact for a quote.
- c. Clubhouse/Pool/Fitness Room Items – Ask for volunteers from the community (Agenda item tabled until next meeting)
 - i. Pressure wash sidewalk
 - ii. Entire interior of clubhouse needs to be cleaned and sanitized including all woodwork and cabinets
 - iii. Clean out closet next to kitchen
 - iv. Pressure wash tables and chairs
 - v. Clean and wipe down all items in fitness room
 - vi. Clean out pool storage room

8. NEXT MEETING DATE

The next monthly Board meeting is scheduled for Tuesday, November 17, 2020 at 7:00pm.

The board meeting adjourned at 9:17pm.

These minutes were approved by the Board of Directors.

Jennifer Polce, Secretary

Date