

GRACE RIDGE HOMEOWNERS ASSOCIATION

September 20th 2016 Meeting Minutes

Board Members present: John Rosko, Amy-Marie Preslar, George Krause, Eva Rosko, Ian Reece, Ernesto Mier, and Mario Medina

Meeting was brought to order at 7:00

Minutes from August board meeting were read and motion to accept was made by Amy-Marie Preslar and seconded by George Krause.

Amanda Smith from Cedar Management did not attend the meeting due to a family emergency. The treasury report was read to the best of our abilities and found to be acceptable.

Old Business:

- We need an electrician with a bucket truck to look at the parking lot lights; Duke won't touch them because they are not their lights. Discussion of upgrading the bulbs to LED as well as sensors for the pool house area. John Rosko and Ernesto Mier have electricians they will contact. George Krause has put out calls with no response at this time.
- There will not be a community fall yard sale this year.

New Business:

- Please lock up there were over a dozen vehicle break-ins! John Rosko is reviewing all clubhouse cameras for any activity that might aid the police.
- George Krause will talk to a resident who is a Sheriff about forming a Community Watch.
- George Krause spoke with the contractor for the deck and pool repair. We have only paid him half at this point. He had been sick and not able to finish the work. He was told if he wants the remainder of pay, less what

had to be paid out for cleanup, he had until September 30th and that is it. Wesley did the tiles after draining the pool some. He was also told that all work is to be done by the dead line of September 30th.

- All umbrellas need to be removed and chairs need stacking outside.
- We need new chairs about a dozen of each; we will wait for them to go on sale. Lowes has the same ones and get umbrellas as well. A motion was made by Eva Rosko and seconded by Ernesto Mier to purchase these supplies and the board voted unanimously.
- Work out room machine needs to be replaced. We believe this is an original machine some 20 years old now. Board will look into options.
- AR reports/statements procedure for review was discussed. We are supposed to have a ride along with Cedar because they aren't doing it by our bylaws and covenants. It has been over a year now they need to start going by our rules. We are paying them to do this so there should be no need to have a committee.

Then the residents who attended brought up the following list:

The question was asked about the pool not being open until October 1st. It costs about \$45 a day to run the pool. The key log system was checked and it shows not many people go to the pool in September. It was said it goes both ways; with the lack of attendance in September that it could be closed to save the \$45 a day.

- The floor proposed the possibility of adult swim from 9-10.
- They noted the mens bathroom vent has issues.
- They voiced concerns over homes with too much lawn décor and unkept yards bringing down home values. It was stated there is a complaint form for such concerns.

George Krause has been approached about allowing golf carts on our streets because of China Grove and if we are able to do that? He gave the ball

back to them to look into. We have Article 6 Section 4 that pertains to motor bikes and such.

Motion to end the meeting at 8:10 was made by Ian Reece and seconded by George Krause.