

**Grassland HOA Association**  
**Board Meeting**  
**April 23, 2013**  
**Minutes**

The meeting was called to order at 6:40 p.m.

There was a quorum present.

Board Members present were: Tracye Gearhart, Gary Hires, Joni Hires, Tom Knittle

Those Members absent: DJ Holster, Barbi Jones, Lisa Holderness

Staff Members Present: Pam Lacy

Residents Present: Susan Knittle

**Minutes:**

The minutes of the March meeting were reviewed. Tracye made the motion to approve the minutes from the March 21, 2013 meeting. Gary seconded the motion. All were in favor. The minutes passed.

**Election of Officers:**

Joni agreed to stay on as Secretary. Lisa agreed to stay on as treasurer. Gary agreed to stay on as Vice President. Tom agreed to stay on as President. Joni made a motion to accept the nominations. Tracye seconded the motion. All were in favor.

**Financials:**

Lisa was not present so there were no financials to report.

### **Manager's Report:**

Pam notified the Board that the fence was replaced and looks good. She got an estimate on staining the fence. The bid was \$2850. If we choose to do it after summer, we will be able to use that estimate.

Pam got another bid for a new pool cleaner but it was more than the previous estimate. No decision was made. The pool will be open May 11, 2013. It will open on weekends only until school is out and then be open every day until school starts in August. She has hired 13 pool attendants.

There is a concealed leak that needs to be addressed. Jody with Arbor Tech came to discuss the leak and what would be needed to repair the leak. Tom suggested that Jody find the pipe in the north beds, cap it off and see if it still leaks to try to isolate the leak. Jody recommended that we use Leak Detectors to try to find the leak and then get an estimate as to what it will take to repair it. Depending on where the leak is and what it will take to repair it, an insurance claim may be filed.

The Meet Your Neighbor party will be May 19<sup>th</sup> from 4:00 – 7:00. Pam will have Melissa send out an e-mail reminder the week before.

### **Member Hearing:**

No members addressed the Board.

### **Violation Committee:**

No report on violations at this time. Letters are going out as requested.

### **Executive Session:**

Executive Session opened for the purpose of discussing letters to be sent to residents who are delinquent on their dues. The Board discussed the one

property that is still delinquent on their dues after we have sent the required letters to notify them of action to be taken. There has been no contact on the part of the resident and no payment has been made. Gary made a motion to have the attorney send a letter notifying the resident of lien filing. Tracye seconded it. All were in favor. Tracye will get with Melissa to make sure everything is in order before contacting the attorney.

There is one resident who is now six months past due on dues and the process of sending letters is set to begin to deal with delinquent dues.. Joni made the motion to begin sending the letters as outlined in our procedures. Tracye seconded the motion. All were in favor. Melissa will be notified to send the first letter.

Executive Session was adjourned.

The next Board meeting will be on Tuesday, May 21, 2013.

Tom made a motion to adjourn. Gary seconded the motion. All were in favor. Meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Joni Hires  
Secretary