

**Grassland HOA Association
Board Meeting
March 21, 2013
Minutes**

The meeting was called to order at 6:36 p.m.

There was a quorum present.

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

Those Members absent: DJ Holster, Barbi Jones

Staff Members Present: Pam Lacy

Residents Present: Linda Haynes

Minutes:

The minutes of the February meeting were reviewed. Tracye made the motion to approve the minutes from the February 19, 2013 meeting. Gary seconded the motion. All were in favor. The minutes passed.

Financials:

Lisa reviewed the financial reports for February. She reported that there were no expenses out of the ordinary except for the domain and webhosting fees that are due every two years.

Manager's Report:

Pam notified the Board that she is looking at replacing the current pool person. She has one bid but has had trouble getting additional bids because a community pool takes more time and resources than typical backyard pools. She will submit the bid during Executive Session.

There is another leak in the beds at the loop and Grassland. It is going to cost about \$800 to repair the leak. Joni made a motion to make the repair to the leak. Tom seconded the motion to repair the leak. All were in favor.

Pam read an e-mail from a resident filing several complaints and wanting to know if/how we can address the issues. The complaints ranged from people letting their grass die to renting houses to parking in the alley. Pam and Melissa will respond to the resident addressing each of the issues but she wanted us to know about the e-mail.

Applications are being taken for summer pool attendants. The deadline for applications is April 1st.

The section of fence that has been blown down has been replaced but the remainder of the fence replacement will be done as soon as the contractor can get to it.

Pam asked how the board wanted to handle her pay for her cleaning of the clubhouse. The board instructed Pam to bill the Association for her cleaning and it will be paid separately from her regular salary.

Member Hearing:

Linda Haynes came to the meeting to inquire about landscaping and yards. She expressed her concern about people putting turf in their yard. She doesn't think it looks good. Tracye reminded Linda that the Xeriscape proposal the Board put to a vote to allow some guidelines on what is allowed was voted down by the residents so we have very little authority at this point. Tom discussed the new law passed by the State legislature that prohibits HOAs from forbidding water-saving landscape. Although we can't keep residents from installing water-saving landscape, we can demand that we approve the specific plan prior to the installation. Linda just thinks that we need to try to have some guidelines to avoid lowering the overall value of the neighborhood. She is also concerned about the dead trees and shrubs. She thinks the board needs to be prepared to address the issue with the residents. Tracye suggested that Linda make note of

any yards that appear to have dead trees and shrubs and let the office know so letters can be sent.

Nominating Committee:

Joni reported that all three board members who have expiring terms have agreed to stay on the board if re-elected. There was one person who submitted their name to be on the ballot; however, every attempt was made to contact the potential candidate to confirm his intent and make sure he knew what was involved with serving on the board. After numerous unsuccessful attempts to reach the candidate it was deemed that he should not be put on the ballot.

Violation Committee:

It was discussed how long we should give residents to get the yards/weeds mowed and taken care of before we start sending violation letters. It was the consensus of the board to wait a couple more weeks to give residents time to get yards mowed for the Spring before we start sending letters.

Executive Session:

Pam updated the board on the past due residents. There are three residents who are over six months past due. We will put the residents on the agenda for April to vote on beginning the lien process. If any of the residents pay between now and the time the agenda goes out for the April meeting, they will be taken off the agenda.

There was one resident who was sent a certified letter notifying them that a vote would be taken at this meeting to file a lien on the property for back dues. The resident has made no contact with the office. Tracye made the motion to begin the lien proceedings on the property. Joni seconded the motion. All were in favor. Tracye will work with Melissa to get a letter out to the resident notifying them of the vote and the next steps.

Pam gave the bid for the one pool maintenance bid that she received. The board discussed the bid and the issues Pam is having with the current pool maintenance attendant.

Joni adjourned our executive session.

The next meeting will be on April 23rd and will be both an Annual Meeting and a regular Board Meeting.

Tom made a motion to adjourn the meeting. Lisa seconded the motion. The meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

Joni Hires
Secretary