

Grassland HOA
Board of Directors Meeting
Minutes
11/19/2013

The meeting was called to order at 6:30 p..m. There was a quorum present.

Those in attendance: Tom Knittle, Lisa Holderness, Tracye Gearhart, Gary Hires, Joni Hires, Tim Herrick

Those absent: Cheryl Warner

Staff in Attendance: Melissa White

Minutes:

The minutes were reviewed. Gary made the motion to approve the minutes. Tracye seconded the motion. All were in favor. Minutes were approved.

Financials:

Lisa reported that the monthly financials were back in order and there was nothing out of line. The water bill was back in line after the leak was repaired. Lisa let the Board know that we will be operating at a loss at the end of the year. That will be a 3-year loss which validates the need to raise the dues which was voted on at the last meeting.

Manager's Report:

Pam was absent so there was no manager's report.

Storage Sheds/Outbuildings:

There was discussion as to whether we want to initiate a restriction amendment process to define limitations on the size and material of storage and outbuildings. After discussion it was decided that the language in the current restrictions is accurate. It states that any outbuildings must be "aesthetically compatible to the house. The board has defined that as matching (or close to matching) brick as well as a shingled roof. The would apply to any structure whether it was a pool house, shed, garage, or other outbuilding. The decision was made to leave the restriction as writing and not try to amend the restriction with further size or material specification.

Rate Increase and Timeline:

A discussion took place with regard to continued offenders of association restrictions. We have one resident in particular that has paid the fine for parking on the street every month for the past several months and has made no attempt to come in compliance. After discussion, it was decided that there will be a fine rate escalation after three months of fines. It was proposed that after 3 months, the fine rate would be increased by \$100 per month. There will be a \$2500 maximum fine. Joni made the motion to accept the rate escalation. Lisa seconded the motion. All were in favor. Before any letters are sent, with the new increase, a legal opinion will be asked of our attorney to make sure we are operating within legal parameters.

Filing Transfer Fees:

Melissa and Tracye explained the process of charging a fee for the transfer of the home. The title company calls our bookkeeper when a home sells to find out what fees are to be charged. It is at that time the transfer/process fee is given. There has only been one resident (who is a realtor) that has questioned the fee. There have been no other problems to date. It was decided to keep the procedure the same.

Members Hearing:

No residents were present

Executive Session:

No Executive Session was necessary

Next Board Meeting:

It was decided that Tuesday, January 21, 2014 will be our next meeting. There will be no meeting in December. The newsletter will be going out the first week of December. In addition, the dues books and a letter announcing the dues increase will be sent next week.

The meeting was adjourned at 7:30.

Respectfully submitted,

Joni Hires
Secretary