

**Grassland HOA Association
Board Meeting
October 22, 2013**

Minutes

The meeting was called to order at 6:31 p.m.

There was a quorum present.

Board Members present were: Tracye Gearhart, Gary Hires, Joni Hires, Lisa Holderness, Tom Knittle, Tim Herrick, Cheryl Werner

Staff Members Present: Pam Lacy and Melissa White

Residents Present: None

Minutes:

Tom made the motion to approve the minutes from the September meeting. Lisa seconded the motion. All were in favor. The minutes passed..

Financials:

Lisa reported on the financials. The only big concern at this point continues to be the water bill. The water bill reflected in the financial was still the result of a leak that has now been repaired. Pam reported that the bill we just received was significantly less. The remaining expenses were all in line.

Manager's Report:

Pam gave the report on the clubhouse usage. Christmas party bookings are beginning to be made.

She reported on the repair of the water leak.

Pam got a debit card and we are paying most of the bills online at this point which is helping us go green.

Pam wanted to know if we wanted to go ahead and set the November meeting date. Joni proposed that we postpone the November meeting to the first of December to allow time for information to get out regarding the dues increase. After discussion, it was decided to keep the meeting in November and meet on November 19th.

Restrictions and Violations:

Tracye reported that we had approved a shed but the neighbors are complaining that the shed is ugly. The biggest problem is the size of the sheds. They are very big and don't add to the aesthetics of the neighborhood. Tracye has had a few other complaints regarding the size of various sheds that have been built.

Unfortunately, there are no parameters currently in our restrictions regarding the size of sheds. The only restrictions are regarding the roofing and siding that matches the house. Lisa suggested that we look at making a change to the deed restriction. Tim suggested that we address it and propose action at the next meeting under an agenda item.

We also discussed the need to escalate the fines if people continue to violate after a certain point. It will be agenda item for the next meeting. In addition, the resident who has continued to violate the parking restriction and just pay the fine every month will be one that sees an escalation in the fines. We will need to make any changes in the structure of the fines public at the next annual meeting. The same resident who is paying a monthly fine for parking on the street is also running a business out of his house. Pam will turn the resident in to the city for violating city code.

Discussion ensued regarding some specific violations and how we want to handle each one. Two of the most common violations are parking on the street and landscaping. Joni suggested that a letter be sent to all residents at the first of the year reminding them of our most common violations and let them know that these violations will be enforced. All were in agreement and a letter will be crafted to go out in January.

New Business:

Discussion took place regarding raising the dues. Pam and Lisa outlined the current expenses, how much we will be in the red by the end of the year and the pending repairs/improvements that need to be made. After discussion, Tom made a motion to raise the dues from \$35 per month to \$50 per month. Gary seconded the motion. All were in favor. Motion passed and dues will be increased beginning in January 2014.

Subject to the above decision, discussion took place regarding payment options. The first point that was addressed was giving a break of \$50 (one month's dues) for any resident who pays the whole year in advance in January. In addition, recognizing that the neighborhood has several senior citizens who are on fixed incomes that might have a hard time paying the increase. After discussion, Tracye made the motion that we offer senior citizens who are on a fixed income a reduced amount.

A letter to the residents explaining the dues increase and reasons for the increase will go out with the payment coupons that Melissa will send the end of November or first of December. The letter will outline the discount available for residents who pay for the year in advance (\$50 discount) as well as explain that senior citizens on a fixed income can contact the Board/Clubhouse for consideration of a reduction in the dues. There will also be an article put in the newsletter that will go out the first of December this article will outline much of the same information

that goes out in the letter. That will give the residents two separate communications regarding the dues increase and the reasoning for the increase.

It was also discussed that the letter being sent to the residents about the dues increase can also include a separate letter regarding our most common violations and the fact that the Board will enforce the restrictions. This letter will also encourage residents to help police the neighborhood and turn in violations since it is not the Board's responsibility to police the neighborhood. A reminder that any reports of violations are done anonymously will be included.

Members' Hearing:

There were no residents in attendance.

Executive Session:

No items for Executive Session.

Tom made a motion to adjourn the meeting. Tracye seconded the motion. All were in favor. Meeting was adjourned at 7:35 p.m.

The next Board meeting will be on November 19 , 2013 at 6:30 p.m.

Respectfully Submitted,

Joni Hires
Secretary