

Grassland Homeowner's Association
Board Meeting
Minutes
4/14/14

The meeting was called to order at 6:32 p.m. There was a quorum present. Those present: Joni Hires, Gary Hires, Tracye Gearhart, Lisa Holderness, Tom Knittle, Tim Herwick,

Staff Present: Pam Lacy

Homeowners Present: None

Minutes:

Tracye moved to approved the minutes from the February meeting. Lisa seconded the motion. All were in favor. February minutes passed.

Financials:

The financial reports for February and March were reviewed. No questions or major issues presented with the financials. Lisa reviewed the proposed budget for the year that will be voted on at the Annual Meeting. Using our new association fees, she spread the increase in income over the line items based on this years numbers and then put the remainder of the increase in income into landscape.

It was discussed that the cost of bringing water in to water the strip of yard across from Abell Junior High. There are 6 houses that have the strip of yard. According to the City of Midland, the strip of land is considered a Right of Way but is the responsibility of the homeowner. Some of the homeowners don't want to pay to water and have requested a discount in their dues. Discussion of issue took place. It would create too much of a hassle to start initiating discounts in dues so one idea was to pay these homeowners \$10 per month to cover the water for the strip of land. Grassland will continue to maintain the property. It was agreed that a letter will be sent to the 6 homeowners letting them know that after researching the issue, the land belongs to them but to assist them in watering, the Association will give them a

stipend of \$10 per month and let them know that the Association will continue to maintain the grass and trees.

Gary made a motion to approve the proposed budget. Tracye seconded it. All were in favor. The proposed budget was approved.

Property Manger's Report:

Pam requested that she be able to buy some folding tables and chairs for the clubhouse. Lisa made the motion to allow Pam to buy the tables and chairs. Gary seconded it. All were in favor. Pam can buy the tables in chairs but not to exceed \$2000.

Pam reported that she has hired the new pool cleaner. She explained that condition the pool is in will require additional time for the new pool guy to get up to speed and that once it is up to where it needs to be that we may need to pay the pool guy a little extra.

She also explained the problem with the stabilizer and what it will require. The pools will have to be drained to balance the chlorine levels and do whatever is necessary for the stabilizer itself. We have been advised by pool professionals that the pool should be closed one day a week to allow 24 hours for the chemicals to re-balance. It was proposed that the pool be closed on Tuesdays since the Country Club pools are closed on Mondays. Tracye made a motion to close the pool on Tuesdays and communicate to the residents before the pool opens. Lisa seconded. All were in favor. Pools will close on Tuesdays beginning the end of May.

Lisa requested some figures to re-balance the chemicals and do what needs to be done with the stabilizer so she can update the proposed budget. She agreed. Tom asked about the steps into the lap pool. She has a rough estimate but the final cost will be determined by the exact measurements. The cost will be in the range of \$4000.

Pam showed us samples of stone to replace the sign on Grassland and Loop 250. The stone can be engraved. The group agreed that the gray stone would look better. Tom made the motion to get the stone sign and engraved on both signs. The estimate for the sign is \$3000. Pam will

get the sign ordered. The spotlights at the intersection around the sign are not working and will have to be repaired. The cost estimate for the light and electrical repairs is about \$5000. Tracye made the motion to start the electrical repairs. Lisa seconded. All were in favor. The electrical repairs will begin at the same time as the sign installation.

Pam got the pool heaters in and installed. There was a vote that took place via e-mail to address the time urgency of the pool heaters. There was a quorum of votes and the votes were 5 in favor, 2 absent and 1 abstain. Tom Knittle abstained due to a conflict of interest. The motion to buy the heaters passed and they have been ordered and installed.

The annual Meet Your Neighborhood party is Sunday, May 18th from 4:00-7:00. The BBQ menu will remain the same.

Violations of Restrictions:

Tracye reported that there is a resident at the end of a cul-de-sac across from the elementary school who is upset that parents are parking at the end of the cul-de-sac, walking across their yard, climbing over the fence and crossing the street to the school. The resident has requested that we add to the fence to keep the people from being able to hop over the fence. The Board decided that there will not be an addition to the fence that she needs to put up a "No Trespassing" sign and then she can call the police. The resident also wants the Association to repair the brick that the people who are jumping the fence has caused. The Board agreed that there wasn't going to be a brick repair. Tracye will call the homeowner and let her know.

There was an update on the resident who continues to park on the street and has just paid the fine. However, based on the Board's decision to escalate the fines after 6 months, a new letter with an increased fine was sent. Tracye suggested that the only car that she has seen parked on the street the last few weeks has been the jeep that belongs to an employee who is not a resident. Based on that, she was suggesting that we withdraw the most recent escalated fee of \$300 but that he still owes the \$200 from a previous violation.

There are several residents that were brought up regarding their landscaping and how to handle each situation. It was decided that a courtesy letter should be sent to all the violators asking them to maintain their yards in line with the restrictions set forth.

Pam brought up the fact that we have an increasing number of homeowners renting their homes and this has created a negative situation because the renters don't take care of the homes and the Association doesn't have any recourse against the tenants. She would like for the Board to consider changing the restrictions to prohibit renting of homes. This is for future discussion and consideration.

Nominating Committee Update:

There are no current candidates for the Board to replace the 2 outgoing Board members. Tracye and Tim are going to talk to a few other people to see if they can get interest. There will be nothing to vote on at the annual meeting.

There will be a Annual Meeting next week but no Board meeting to follow. The next Board meeting will be Tuesday, May 20th.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Joni Hires
Secretary