

Grassland HOA Association
Board Meeting
January 21, 2014
Minutes

The meeting was called to order at 6:32 p.m.

There was a quorum present.

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

Board Members not present: none

Staff Members Present: Pam Lacy

Residents Present: Mary Jane & Tim Brown and Galen Goodman

Minutes:

The minutes of the November 19, 2013 meeting were reviewed. Joni made the motion to approve the minutes. Tracye seconded the motion. All were in favor. Minutes passed.

Member Hearing:

Mary Jane Brown addressed the board regarding a letter she wrote to the Board a couple of weeks ago. They live on Crowley in one of the corner houses that are responsible for watering the beds along the street that are considered the Grassland Common Property. She is concerned with the increase in dues in conjunction with the cost of the water they are paying for to water those common areas. With the water restrictions and increased costs, she expressed concern about having to pay to water and voluntarily landscape those areas. The Board members asked several questions and explained the situation and their

disappointment in the way that area was initially planned that led to this situation. Tom explained that it is the HOA's responsibility to maintain the beds in the common grounds and the residents were responsible for the water. Galen Goodman asked if Grassland West was part of our Association. It was explained that Grassland West is not part of our Association.

Galen went on to talk about a concern about speeding drivers in the alley. He understands that the Association can't do anything about the alley traffic but he thinks it is something we should put in the newsletter to remind people to drive slowly in the alleys to avoid accidents. Tom explained that the alleys are considered public roadways and are controlled by the City of Midland. If more speed limit signs are needed in the alleys, we can contact the city. We can also let the police patrolling know to be on the lookout. Lisa suggested that we put an article in the newsletter in March that talks about the dangers of speeding in the alleys and let the residents know that police will be patrolling the alleys. We will also put something in via e-mail.

Tim Brown expressed concern over the parking problems that exist when there are sporting games on the field of Abell Junior High. Many times the people going to the games are parking so that they blocking the alleys. They suggested painting the curbs yellow around the alleyways. That is a City of Midland issue and we will contact the city inquiring to see if that would be possible.

Mary Jane reminded the Board that during the winter, there should be no need to water and they have noticed that many residents are still watering twice a week. That is wasting water. She suggested that we put something in the next newsletter to remind residents that they don't need to be watering until spring.

The residents thanked the Board for their time and left the meeting.

Financials:

Lisa reported on November financials. The only big concern at this point is that we have not paid the insurance for the Directors and Officers. The water bill is looking better.

Lisa wanted clarification about the “over 65” discount in dues. After discussion it was agreed that the discount only applies to people who currently live in Grassland, are currently 65 and qualify for the frozen tax on the MCAD tax records. This discount does not apply to anyone who moves into the neighborhood. The resident must provide the November 2013 tax statement as proof of the exemption. The discount will not be applicable to future residents qualifying for the frozen tax exemption.

Joni made the motion to approve the November and December financials. Tom seconded it. All were in favor.

Manager’s Report:

Pam has been trying to get an estimate to repair the pool but has only been able to get one company out to look at the pool. Pools By Renee is the only company and they indicated they thought there was water behind the wall. They gave an estimate of \$48,000. She is trying to get another company to look at the pool but hasn’t had any luck getting someone out. At this rate, it probably won’t be able to be repaired before summer.

The pool heaters need to be replaced or repaired. They are seven years old and have both gone out. Pam got bids but they are old so she may have to get updated bids. The bid from Bosworth to repair the heaters was more than replacing both heaters. Tom asked Pam to get updated bids for both repair and replacing.

Pam let the Board know that the Meet Your Neighbor party is set for Sunday, May 18th. The man who catered the meal last year gave us the meal for \$10 per plate but this year is \$11 per plate. But Johnny’s is going to charge \$12. The Board agreed to the same caterer for the \$11 per plate price. The budget for the party will be adjusted.

Pam said that if the Board wanted to bring back the Luminaria project, she needed to know in the next month or so because she will need to begin getting

the supplies ready. Tom asked Pam to get an “estimate” for the supplies by next month so we can decide. The idea of letting local groups to help with the assembly, set up and take down was discussed.

Pam made a recommendation that the Board have a rough budget for landscaping so she knows what she can start doing. Tom disagreed with setting a budget. He said that we would be better off having somebody design a layout and then get bids according to the design. Lisa said she needs to know the priorities of the needed repairs for this year which includes the pool and heaters. Any remaining money after the necessary repairs are budgeted, would be put in the landscaping budget.

Watering Across from Abell:

To follow up on the concern the resident on Crowley have regarding having to water the common area. After discussion it was decided that the residents living on that section of street would not be allowed a discount on their dues because of the additional watering that is needed in the common areas. All were in agreement. We will work toward landscaping those areas. The Board will seek to get an estimate on landscaping with typical grass and plants as well as landscaping with artificial grass that wouldn't require watering. In addition, an estimate will be sought on the cost of having a mobile water service be responsible for the watering of the landscape. Once these estimates are obtained, the Board will make a final decision on how to landscape that portion of the common area. Mary Jane will be sent a letter explaining our decision and that this changes will not take place overnight and will take time but she will not be given a discount on dues. Until the changes take place, the homeowner is still responsible for watering.

Nominating Committee:

Tracye Gearhart, Lisa Holderness and Tim Herrick will be on the Nominating Committee. Pam will send out postcards to begin the process of gathering interest in serving on the Board.

New Business:

None.

Executive Session:

One resident is delinquent on their dues and have reached the time limit agreed on. The thirty day warning will expire on January 27, 2013. Gary made the motion to give Pam the authority to begin the process of filing a lien on the resident if we have not heard from them by January 27, 2013. Lisa seconded motion. All were in favor.

The meeting dates were set as follows:

February 20, 2014

March 20, 2014

April 22, 2014 (Annual Meeting)

May 20, 2014

The remainder of the year will be decided at a later date.

Joni made a motion to adjourn the meeting. Lisa seconded the motion. All were in favor. Meeting was adjourned at 8:48 p.m.

The next Board meeting will be on February 20, 2014.

Respectfully Submitted,

Joni Hires
Secretary