

Grassland Homeowner's Association
Board Meeting Minutes
4 / 21 / 15

The Meeting was called to order at 6:33. A quorum was established.

Board Members Present: Tom Knittle, Tim Herrick, Lisa Holderness, Tracye Gearhart

Absent: Cheryl Werner

Staff Present: Pam Lacy

Member Present: Virginia Conner

Mrs. Conner addressed the board concerning communications with the older citizens of Grassland. She felt many of these residents did not have access to email and was not receiving notifications from Grassland's office or the quarterly newsletter. The board acknowledges this could be a problem. Before the switch was made from paper to email, notices were mailed out and items were placed in the last two newsletters informing residents who did not have access to emails to please let the office know. Newsletters could be picked up at the office. Residents may also have a newsletter mailed to them if they would like to be put on a mailing list. Mrs. Connor was also concerned on the use of dues money with regards to the benefit of the seniors. She felt there were no activities for the older residents to enjoy. The board would like to hold special events for the seniors and has contemplated doing so. The board asked Mrs. Connor to help us in this endeavor and she graciously agreed. Further discussion was held explaining to her that Grassland operating expenses had risen to the point that dues had to be raised. Work has begun to spruce up the grounds from the damage of the water restrictions and severe drought. It is imperative to keep up real estate values and in order to do so the neighborhood must be maintained.

Minutes:

Tom moved to approve the minutes from March. Lisa second the motion. All were in favor. March minutes passed.

Financials:

Lisa reviewed the annual budget. Tim moved to approve the annual budget. Tom second the motion. All were in favor. Annual Budget passed.

There were no unusual expenses for the month of March. Tracye moved to approve the March finances. Tom second the motion. All were in favor. March financial passed.

Facilities:

Unfortunately there is another pool repair. The manifold is cracked causing sand to back up and filter into the front pool. The manifold will have to be replaced at a cost of \$500.

Landscaping of the clubhouse has begun.

The maintenance man will check the sprinkler system once a month in case of needed repairs. Current problems with the system are being repaired through out Grassland common areas.

Pam received bids on concreting beside the sidewalk running on Crowley up to Grassland. Concrete bid was approximately \$40,000 and the board felt this was too expensive at this time. The landscape company will check for grub worms or other such critters. New sod will be installed in this area. The cost will be \$7200 for sod. A drip system will be installed at a cost of \$1550. Tom moved to approve this expenditure. Tim second the move and all approved. Sodding and drip system installation was approved.

The sprinkler system is neither adequate nor cost saving for the entry of Grassland St. and Loop 250. The current sprinkler heads will be replaced with rotor heads and a drip line will be installed also. The cost of the new sprinkler heads will be \$3110 and the drip line will be \$447. Tom moved to accept the bid to replace the sprinkler heads and install a drip line system in the beds. Lisa second the motion. All were in favor. Expenditure for new sprinkler heads and drip line passed.

Pam will get the remaining bids for work needed on Crowley and Loop 250, Hereford and 191, and all other remaining areas. Bids will be broken down by section and the board will review for future approval.

May 2nd will be clean up day. Items can be placed on curb for pick up. Residents are asked to clean up yards and kill weeds.

Showerhead valves were replaced on two showers in the pool area. City regulations require any pool has a shower on the premises.

The board received a letter from Councilman Lacy regarding the two fences running between Grassland Estates and the loop. The board was disappointed with the city's response to the repairs that is badly needed. Councilman Lacy will be invited to attend the May's meeting to discuss this issue. The fences were installed by the city and we would like the replacement reflect a high standard of the neighborhood.

The Meet Your Neighbor Party will be held May 17th.

The nominations committee counted the votes and is pleased to have Zachary Akin and William Carroll as incoming new board members. They will finish out the terms of those board positions, which were vacant. Tim Herrick and Cheryl Werner were re-elected to serve the full term. The committee was pleased at the list of nominees. Those who did not get chosen will be asked to fill vacancies if any should occur.

The following were elected as officers: Tom Knittle, President; Tim Herrick, Vice President; Lisa Holderness, Treasurer; Tracye Gearhart, Secretary.

The next meeting will be May 26th at 6:30.

This meeting adjourned at 8:28.

Respectfully submitted,

Tracye Gearhart
Secretary