

Grassland Homeowner's Association
Board Meeting Minutes
1 / 26 / 15

The meeting was called to order at 6:51 p.m. A quorum was established.

Board members present: Tom Knittle, Tim Herrick, Lisa Holderness, Cheryl Warner, Tracye Gearhart

Staff Present: Pam Lacy

Minutes:

Cheryl moved to approve December meeting minutes. Lisa second the motion. All approved. Minutes were approved.

Financials:

Lisa reported end of year expenses were within the allotted budget for the year. An Aqua Ladder has been purchased for the back pool. This will allow easier access in and out of the lap pool for those with physical challenges. Purchase of this ladder was provided for in the budget for 2014.

Tracye moved to approve the financials. Cheryl second the motion. All were in favor. The financials were approved.

Property Manager's Report:

Pam has received three bids to sod the clubhouse where needed and replace dead bushes and plants on the clubhouse property. After discussion and some questions, final bids will be discussed and voted on at next month's meeting. The work will be scheduled to begin March/April.

The board further discussed the inadequate sprinkler system on Grassland Blvd and the Loop. This area is using far too much water and the sprinkler heads need to be replaced with better efficient heads or some other type system. The idea of installing a water well for this area was discussed and will be checked into as well. Pam will call and get bids for cost of a water well system to submit to the board. The board will be looking into replacing or revamping the sprinkler system throughout all the common areas of Grassland where needed. Work will eventually be done on all needed areas with the most wasteful and costly areas first.

The strips of grass between the sidewalk and street on Crowley between Hereford and Highland are a continuous problem area. Because it is difficult to maintain and

keep healthy grass there, the board is exploring the option of cementing these areas. Widening the sidewalk would also allow walkers and joggers to have more room to safely pass each other without having to run or walk in the street. Pam will gather bids and submit at the next meeting for further discussion.

Some residents are disposing the broken limbs from the ice storm in the alley next to the garbage bins. It is against city code to dispose of any brush or large items in this manner. The city of Midland will be called and violators will receive a citation if any such items are found to be in violation. The trash disposal employees do not get out of their trucks to pick up such items. Hopefully the residents of Grassland will take responsibility for their own refuse and not leave others to clean up another resident's trash.

The filter in the back pool needs to have the sand changed out. This has not been done in a while and is long overdue. Pam will check with the pool cleaner to see if the sand needs to be changed on the front pool also. The cost to change each filter will be approximately \$800. Cheryl moved to approve the cost of changing the sand in the filters. Tom second the motion. All were in favor. Motion passed.

Meet your Neighbor Day will be May 17, 2015. Pam asked that the budget for the dinner plates be raised by \$1.00. The caterer explained to Pam that his rate was raised because of the price of beef. All agreed to accept the caterer's new rate.

Nominating Committee

The nominating committee will be Tracye Gearhart, Tom Knittle, and Lisa Holderness. Tracye will meet with Melissa to begin the process of mail outs for anyone interested in serving on the board.

At 7:30 p.m., the board chose to enter into an Executive Session.

Executive Session was adjourned. The board meeting resumed at 7:36.

The next meeting will be Tuesday, February 24 at 6:30.

The meeting was adjourned at 7:36.

Respectfully Submitted,

Tracye Gearhart
Secretary

