

**Grassland HOA
Board of Directors Meeting
Minutes
April 20, 2016**

The meeting was called to order at 6:28 p.m. There was a quorum present.

Board Members present: Tom Knittle, Lisa Holderness, William Carroll, Zach Akin, Tim Herrick

Absent: Tracye Gearhart, Cheryl Werner

Staff Present: Melissa White

Residents Present: Brad Potts, Susan Knittle, Rita Estep

Minutes:

The minutes were reviewed. Zack Akin made a motion to approve the minutes. Tim Herrick seconded the motion. All were in favor. Minutes were approved.

Financials:

Lisa reported that all expenditures were within budgeted amounts except for replacing the exterior lights at a cost of \$7,200.00. Tom Knittle made a motion to approve the financials. Tim Herrick seconded the motion. All were in favor. Financials were approved.

Lisa Holderness presented the 2016-2017 Budget for Grassland Estates HOA. Zack Akin made a motion to approve the Budget. William Carroll seconded the motion. All were in favor. The Budget was approved.

The Board discussed and approved to keep a balance of \$75,000.00 in the bank account for unforeseen emergency expenses.

The Board voted and approved the expenditure to seal coat the parking lot at the clubhouse.

Member's Hearing:

Resident, Rita Estep addressed the Board of Directors concerning a street parking violation letter she received from Grassland Estates Homeowner Association. She presented photos and a street map of cars she found parking on the street. Ms. Estep will send a certified letter to the HOA containing addresses of homeowners she verifies that are parking on the street. She requested dates and times that the Board verified that a vehicle was parked on the street in front of her home. She wrote the days and times down as given to her during the meeting. Ms. Estep also told the Board that she would not park the vehicle in the driveway in the back of her home due to a fear that it would be vandalized and that the resident driving the vehicle just received a new job, therefore the vehicle would not be parked on the street during the day. She also expressed her opinion that the Bylaws and Restrictions and Covenants were outdated, stupid and needed to be changed.

The Board of Directors explained that their job as a volunteer Board Member was to enforce the Bylaws and Restrictions and Covenants to the best of their abilities. The definition of "Occasional and Temporary" was explained to Ms. Estep. The Board stated that a resident's guest could park on the street while visiting a homeowner. The board expressed their appreciation of Ms. Estep's commitment to record and verify residents who are parking on the street. Other miscellaneous items regarding this issue were discussed.

Manager's Report:

A Manager's Report was not given, due to Pam Lacy's absence.

Restrictions and Covenants:

The Resident at 5608 Heartland is parking a trailer in the driveway that is visible from the street. The Board agreed to discuss this issue at the next board meeting if the trailer has not been moved.

Nominating Committee:

William Carroll reported that the ballots were mailed to all homeowners. He also reported that Jason White withdrew his name from nomination after the ballots had been printed and mailed, therefore his votes will not be counted.

Melissa White reported that the HOA has received 18 ballots to date.

Next Board Meeting:

The Annual meeting will be held on May 24, 2016 at 6:30 pm at the clubhouse

The meeting was adjourned at 7:20 pm.

Respectfully submitted,

Melissa White
HOA Secretary
Acting Secretary during Tracye Gearhart's absence