



GHPOA BOARD OF DIRECTORS MEETING MINUTES

July 12, 2016

President: The meeting was called to order at 5:32 pm with the following Officers/Directors present: Greg Allen, Henry Tobin, Annie Hurst, Tammy Jenkins, Joshua Brown, Kris Spencer, Jason Lyons, Doug LaMay and Connie Ryan.
Known Absences: Tim Petty, Amanda Daugherty

A motion was made by Jason Lyons to approve the June minutes and it was second by Annie Hurst, all present were in favor.

The nominee Amanda Luby introduced herself to the board and advised that she practices equestrian and construction law in both Florida and Kentucky. She recently moved into Golden Hills and wanted to be on the board to be involved in the community. A motion was made by Henry Tobin to vote Amanda Luby as a new board member and it was second by Tammy Jenkins, the motion carried.

In reference to an email sent by Mr. Eric Casey requesting the board to accept his resignation, Greg Allen wanted to verify if an email resignation is sufficient to be accepted and Ms. Luby advised that electronic signatures are normally accepted unless otherwise stated in the bylaws. A motion was made by Jason Lyons to accept the resignation and Doug LaMay second the motion – the motion carried.

Treasurer's Report: Henry Tobin advised the following information:
The current balance is: \$81,910.97. A balance of \$600.00 of checks is not deposited. A balance of \$764.91 are unpaid bills. With \$6,065.00 (less the \$600.00) in receivables. Statements were sent after the last meeting and we received a few payments, some are foreclosures but collections are going good. The next statements will have late fees added. One property owner paid \$75 and is pending a lien if no further payment is made. By the next meeting, all statements should be resolved and then the budget should be set.

DR Committee: Kris Spencer advised that in reference to the fallen tree issue, he emailed Wells Fargo, but had not received an answer. Greg Allen advised that he also and emailed them and did receive a response saying that they will contact him within 10 days. Henry Tobin reminded everyone that although the bank accepted the deed in lieu of foreclosure as of 10 days ago nothing had been recorded. Mr. Tobin also stated that no estoppels have been sent and suggested that we take care of the tree and he could link the bill to the property.

The current owner has a bid of \$1,300 and Mr. Tobin will get a copy of the bid while Kris Spencer will check out additional bids. Jason Lyons stated that the companies should be licensed and insured.

Mr. Tobin advised the committee that estoppels letters are pending on the houses that are in foreclosure. He also advised of a property that has had the garage doors removed and has sliding doors in lieu of a garage door with no county permits. Mr. Tobin advised the bank that the property must be return back to its original state because it is a violation that needed to be handled. Mr. Tobin will provide a copy of the estoppels letter to the realtor to get the property back to normal. Amanda Luby suggested to give notice first to the owner to correct the violation then if not fines would start; further explorations will be done on fine incentives.

Facilities/Grounds: Jason Lyons reported that all areas are good except for the area at the entrance and the cul-de-sacs where irrigation is needed. He stated there are approximately 25 zones and the cost would be approximately \$15.00 per zone plus parts if needed. Connie Ryan motioned to have the company *Yard Stop* inspect (once a year) and maintain the irrigation system as needed in all cul-de-sacs and the main entrance. Henry Tobin second the motion – the motioned carried with Jason Lyons abstaining from the vote.

Old Business: Greg Allen asked Amanda Luby her opinion on having an attorney and she advised that legal council is important and we should get a quote for fees on their services, whether it's for an hourly session or to be on retainer for general business consultation. Mr. Allen will contact Mr. Wilson and will have him in attendance on the next board meeting.

New Business: Property owner Audrey Steidlitz and realtor Donna Eastman advised the committee that she had received a letter saying that she needed to take down her chain link fence. She had come today to ask the board not to have the fence removed because it would be too costly for her. She stated that she purchased the home in 2006 and the fence had been built in 2000 and had gone through 2 closings. She currently has buyers for the house which has the fence listed in the contract and also in the survey that she has which would be transferred to the new owners. Ms. Eastman stated that the surveys are valid for ten years unless changes have been made and that too is an additional cost. Jason Lyons advised her that votes have already been made and the other property owners have been removing there fences and we cannot make an exception when she is out of compliance. Audrey Steidlitz had brought photos of the fence and after reviewing Jason Lyons noticed that there was a second infraction as to the extension of the fence on the side of the house. Ms. Eastman said that the home owner Audrey Steidlitz was told she was grandfathered in. Greg Allen advised her that unless the fence was installed prior to 1993 it is not grandfathered in and that although he understood and sympathized, the committee is there to represent the entire community therefore, we are enforcing the deed restrictions. Henry Tobin advised that these violations are in the deed restriction manual and that the letter was for an infraction it was not an estoppels letter yet. Again, Mr. Allen advised that he sympathized but the fence had to come down and that she is free to seek legal representation if she wishes. Doug LaMay suggested on having letters sent to all property owners in violation of the deed restrictions. Mr. Allen suggested on creating a policy on the dates and times for these violations to be corrected. This should prevent situations of property being sold with existing violations.

A motioned was made by Doug LaMay to adjourn the meeting and second by Henry Tobin – the motion was accepted by all and the meeting was adjourned.